

When recorded return to:

Julie A. Christenson, P.S.
8407 South 259th, Suite 201
Kent, Washington 98030



202006160083

06/16/2020 02:27 PM Pages: 1 of 4 Fees: \$107.50
Skagit County Auditor

Land Title and Escrow

01-178194-0

DEED OF TRUST

THIS DEED OF TRUST, made this 8th day of June, 2020 between GROOMS, LLC, a Washington limited liability company, as GRANTOR, whose address is 6811 S. 204th St., Suite 395, Kent, Washington 98032, and JULIE A. CHRISTENSON, Attorney at Law, as TRUSTEE, whose address is 8407 South 259th, Suite 201, Kent, Washington 98030, and L. KENNETH SCHOENFELD, as BENEFICIARY, whose address is 10700 NE 4th Street, Unit 604, Bellevue, WA 98004.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Easterly line of Block 34, "HIGHLAND ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 10, records of Skagit County, Washington, which point bears South $19^{\circ}42'$ West along said Easterly line of Block 34, a distance of 80.00 feet from the South line of Washington Street;
thence South $70^{\circ}35'$ East along a line which is parallel to and 80.00 feet distant from said South line of Washington Street a distance of 8.00 feet to the true point of beginning;
thence continuing South $70^{\circ}35'$ East a distance of 130.24 feet to a point on the West line of Ninth Street as deduced to the City of Mount Vernon;
thence South $0^{\circ}29'10''$ East along the West line of Ninth Street a distance of 33.25 feet to a point which is 408.89 feet North of the South line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $84^{\circ}39'42''$ West a distance of 98.5 feet;
thence Westerly to a point which is South $19^{\circ}42'$ West 65.35 feet from the true point of beginning; thence North $19^{\circ}42'$ East along a line which is parallel to and 8.00 distant from the said Easterly line of Block 34, "HIGHLAND ADDITION TO MOUNT VERNON," a distance of 65.35 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Commonly known as 313 S 9th St., Mt. Vernon, WA 98274
Tax Parcel No(s). 340420-0-090-0003, P26784

which real Property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of ONE HUNDRED FIVE THOUSAND DOLLARS AND 00/100 (\$105,000.00), with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by

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Beneficiary to Grantor, or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable on or before the earlier to occur of (i) twelve (12) months from the date hereof, or (ii) the date that the Property is sold to a third party, as evidenced by the recording of a deed (the "Due Date").

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the Property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the Property.
2. To pay all lawful taxes and assessments upon the Property; to keep the Property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the Property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the Property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the Property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, unless timely cured as proscribed in the promissory note, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust Property, in accordance with the Deed of Trust Act of the State

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of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity, disability, or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.
9. **DUE ON SALE:** The Property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

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Grantor initials

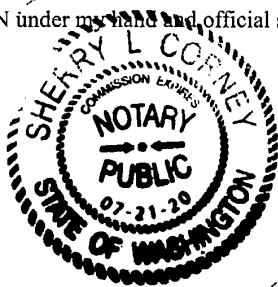
GRANTOR:

Rebecca Bomann / SASH
Rebecca Bomann, President of SASH, Inc.
Manager of Grooms, LLC

STATE OF WASHINGTON)
)ss.
COUNTY OF King)

On this day, personally appeared before me, Rebecca Bomann, to me known to be the President of SASH, Inc., a Washington corporation, Manager of Grooms, LLC, the limited liability company described in and who acknowledged to me, on oath, that she is authorized to execute the within and foregoing instrument for and on behalf of said company in said capacity.

GIVEN under my hand and official seal this 8th day of June, 2020.



Sherry L. Corney
NOTARY PUBLIC in and for the State
of Washington, residing at Des Moines, WA
My Commission Expires: 7-21-2020

REQUEST FOR FULL RECONVEYANCE

THE UNDERSIGNED BENEFICIARY is the legal owner and holder of a Promissory Note and Deed of Trust recorded on _____ in the amount of \$105,000.00 in which GROOMS, LLC, is the Grantor and JULIE A CHRISTENSON, ATTORNEY AT LAW, is Trustee, and L. KENNETH SCHOENFELD, is Beneficiary, filed by the Skagit County Auditor against property located in Skagit County, Washington.

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The Deed of Trust and Promissory Note is herewith surrendered to you for cancellation and reconveyance.

You are therefore requested, upon payment all sums owing to you, to reconvey without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATED: _____

L. Kenneth Schoenfeld