

**AFTER RECORDING MAIL TO:**

**Company Name:** RUTH RUHL, P.C.  
**Contact Name:** Recording Department  
**Address:** 12700 Park Central Drive, Suite 850  
**City/State:** Dallas, Texas 75251

**LOAN #:** 0031225220

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**DOCUMENT TITLE: PARTIAL CLAIM DEED OF TRUST**

**BETWEEN**

**GRANTOR(S):**

1. JESSE KURT CAIN

2.

3.

4.

**AND**

**GRANTEE:** Secretary of Housing and Urban Development

**TRUSTEE:** Old Republic National Title Insurance Company

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)  
PTN. NE SW 29-34-4, SKAGIT COUNTY, WA.

**Assessor's Property Tax Parcel/Account Number(s):** P28208/340429-0-060-000

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**After Recording Return To:**  
RUTH RUHL, P.C.  
Attn: Recording Department  
12700 Park Central Drive, Suite 850  
Dallas, Texas 75251

**Prepared By:**  
RUTH RUHL, P.C. and  
Co-Counsel, PC Law Associates, LLC, Kristin  
Marsalese, Esquire, Bar ID 54338

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Loan No.: 0031225220

FHA Case No.: 566-1964770-703

## PARTIAL CLAIM DEED OF TRUST

THIS SUBORDINATE DEED OF TRUST ("Security Instrument") is given on August 28th, 2020 .  
The Grantor is JESSE KURT CAIN, A SINGLE MAN, whose address is 16750 BLODGETT RD, MOUNT  
VERNON, Washington 98274

("Borrower").

The trustee is Old Republic National Title Insurance Company, whose address is 400 Second Avenue, South,  
Minneapolis, MN 55401 ("Trustee"). The beneficiary is the Secretary of Housing and Urban Development, and  
whose address is 451 Seventh Street. SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal  
sum of six thousand four hundred forty five and 80/100

Dollars

(U.S. \$ 6,445.80 ). This debt is evidenced by Borrower's note dated the same date as this Security  
Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on March 1st, 2047 .  
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals,  
extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect  
the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Note. For this purpose, Borrower, irrevocably warrants, grants and conveys to the  
Trustee in trust, with power of sale, the following described property located in SKAGIT County,  
Washington:

First Lien Deed of Trust Information: Dated February 10th, 2017 and recorded in Book N/A, Page N/A, Instrument  
No. 201702100099.

Loan No.: 0031225220

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

which has the address of 16750 BLODGETT RD, MOUNT VERNON, Washington 98274

("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.
2. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
3. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

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**4. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: **Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410** or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this Paragraph.

**5. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**6. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**7. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

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**If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph or Applicable Law.**

**8. Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

**9. Substitute Trustee.** In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

**10. Use of Property.** The Property is not used principally for agricultural purposes.

**11. Attorneys' Fees.** Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees", whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.**

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

9-17-20  
 Date \_\_\_\_\_ (Seal)  
 JESSE KURT CAIN -Borrower

\_\_\_\_\_  
 Date \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 Date \_\_\_\_\_ (Seal)  
 -Borrower

\_\_\_\_\_  
 Date \_\_\_\_\_ (Seal)  
 -Borrower

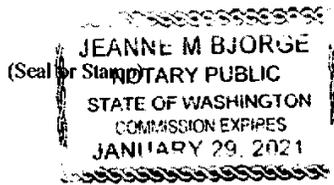
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that JESSE KURT CAIN

[name of person]

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 9.17.2020



Jeanne M Borge  
 Signature  
 Notary Public Jeanne M Borge  
 Title Notary Public  
 My Appointment Expires: Jan. 29, 2021

## Exhibit A

**For APN/Parcel ID(s): P28208/340429-0-060-0000**

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence North along the West line of said subdivision, 145 feet; thence Easterly to a point in the Westerly line of Blodgett Road, 72 feet Southeasterly of the intersection of said road with the West line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence Southeasterly along the Westerly line of said road to a point 48 feet North and 54 feet West of the intersection of the West line of said road with the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence South 48 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence West 177 feet, more or less, to the point of beginning.

ALSO, that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the North line of said subdivision, 159.7 feet West of its intersection with the Westerly line of Blodgett Road; thence South 20 feet; thence West 106 feet; thence North 20 feet; thence East 106 feet to the point of beginning.

AND ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision at a point bearing South 89° 26' 52" West (called West in previous descriptions) a distance of 54.00 feet from the Westerly right of way margin of Blodgett Road; thence North 1° 26' 21" West (called North on previous descriptions) for a distance of 48.01 feet, more or less, to said Westerly right of way margin of Blodgett Road; thence South 49° 18' 26" East along said Westerly right of way margin for a distance of 26.48 feet; thence South 27° 00' 44" West for a distance of 34.45 feet, more or less, to said South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 at a point bearing North 89° 26' 52" East from the point of beginning; thence South 89° 26' 52" West along said South line for a distance of 3.23 feet, more or less, to the point of beginning.

EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the North line of said subdivision, having a bearing of South 89° 26' 52" West and a distance of 159.70 feet from the Westerly right of way margin of Blodgett Road; thence South 0° 33' 08" East (called South on previous description) for a distance of 20.00 feet; thence South 84° 26' 52"

West (called West on previous description) for a distance of 97.17 feet to the true point of beginning; thence continue South 89° 26' 52" West for a distance of 8.83 feet; thence North 0° 33' 08" West (called North on previous descriptions) for a distance of 20.00 feet, more or less, to said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89° 26' 52" East (called East on previous description) along said North line for a distance of 8.83 feet, more or less, to a point bearing North 0° 33' 08" West from the true point of beginning; thence South 0° 33' 08" East for a distance of 20.00 feet, more or less, to the true point of beginning.

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