

ACCOMMODATION RECORDING

After recording, return to:

Academy Mortgage

339 West 13490 South

Draper, UT 84020

CHICAGO TITLE  
620044661

**WSHFC  
DEED OF TRUST**

Grantor/Borrower: DOMONIQUE RAKESTRAW, A SINGLE WOMAN

Grantee/Beneficiary: The Washington State Housing Finance Commission

Grantee/Trustee: Chicago Title

Legal Description/ Abbreviated Form: LT. 6 AND N 1/2 LT. 7, BLK. 2, CENTRAL BAKER

*(Please attach the full legal description as an Exhibit at the end of this document)*

Assessor's Tax Parcel ID#: P70554/4049-002-007-0004

THIS DEED OF TRUST is made this 14th day of October, 20 20, among the Grantor, DOMONIQUE RAKESTRAW, A SINGLE WOMAN

(herein "Borrower");

Chicago Title

, (herein "Trustee"); and the Beneficiary, the Washington State Housing Finance Commission, a public body corporate and politic and an instrumentality of the State of Washington (herein "Lender"), whose



address is 1000 2nd Avenue, Suite 2700, Seattle, WA 98104-3601.

BORROWER, consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Skagit, State of Washington, which has the address of 7279 B AVE

Concrete, Washington 98237 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property";

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated 10/14/2020 and extensions and renewals thereof (herein "Note"), in the principal sum of US\$ 7,835.00, with any interest due thereon, with the indebtedness, if not sooner paid, due and payable on the earlier of (a) 11/01/2050 [30 years];

(b) the date on which Borrower ceases to use the Property as Borrower's primary residence; (c) the date on which the Property (or any interest therein) is sold or otherwise transferred; (d) the date on which the Primary Loan is refinanced (the earlier of such dates is called the "Maturity Date") or (e) the date on which the Primary Loan is paid in full. This Deed of Trust also secures the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust, and the performance of the covenants and agreements of Borrower herein contained. "Primary Loan" as used herein is a loan made by Lender to Borrower secured by a first deed of trust on 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Debt.** Borrower shall promptly pay when due the indebtedness evidenced by the Note, interest and late charges, if any, as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest shall be paid on the Funds. Unless such agreement is made or applicable law requires such interest to be paid, Lender

shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 16 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorney's fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust,





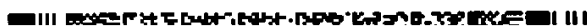
**21. Request for Notices.** Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address which is the Property Address. Lender requests that copies of notices of sale from the holder of any lien which has priority over this Deed of Trust given pursuant to RCW 61.24.040 be sent to Lender's address, as set forth on page one of this Deed of Trust.

**22. Use of Property.** The Property is not used principally for agricultural or farming purposes.

**23. Subordination.** This Deed of Trust is and shall be automatically subordinate to any existing first deed of trust or mortgage on the Property made by or held by an institutional lender or investor and originated through a Washington State Housing Finance Commission commitment.

**24. Certain Restrictions Terminate on Foreclosure of HUD-Insured First Mortgage.** In the event of foreclosure or deed in lieu of foreclosure of prior security deed or assignment of the first mortgage to the Secretary of Housing and Urban Development, any provisions herein or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting the Borrower's ability to sell the Property shall have no further force or effect. Any person (including his successors or assigns) receiving title to the Property through a foreclosure or deed in lieu of foreclosure of a prior security deed shall receive title to the Property free and clear from such restrictions.

**25. Misrepresentations.** The Borrower understands that Lender has relied upon statements contained in the Mortgagor's Affidavit and Certificate and all other documents submitted in support of the loan application in the processing, financing and granting of this loan. Upon discovery of fraud or misrepresentation by the Borrower with respect to any information provided by Borrower in the loan application or Mortgagor's Affidavit and Certificate executed in connection with the Note, Lender may, in its sole discretion, by written notice to Borrower, declare all obligations secured by the Deed of Trust and all obligations payable under the Note immediately due and payable and exercise any other remedy allowed by law or provided by the Deed of Trust. Borrower shall notify Lender promptly in writing of any transaction or event which may give rise to a right of acceleration hereunder. Borrower shall pay to Lender all damages sustained by reason of the breach of the covenant of notice set forth herein or by reason of such fraud or misrepresentation.



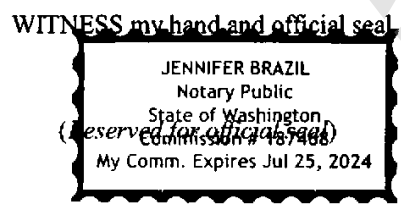
IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

Dominique Rakestraw  
DOMONIQUE RAKESTRAW  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10/15/2020  
Date  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date

STATE OF WASHINGTON )  
County of Skagit ) ss:

On this 15 day of October, 2020, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dominique Rakestraw, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned.



Signature: Jennifer Brazil  
Name: Jennifer Brazil  
Residing at: Skagit County  
My commission expires: 7-25-2024

LOAN ORIGINATOR ORGANIZATION: Academy Mortgage Corporation NMLSR ID#: 3113  
INDIVIDUAL LOAN ORIGINATOR NAME: Corral, Andrya NMLSR ID#: 000000664

REQUEST FOR RECONVEYANCE

TO TRUSTEE: The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



**EXHIBIT "A"  
LEGAL DESCRIPTION**

**Order No.:** 620044661

**For APN/Parcel ID(s):** P70554/4049-002-007-0004

LOT 6 AND THE NORTH HALF OF LOT 7, BLOCK 2, CENTRAL BAKER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 70, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.