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04/05/2022 01:48 PM Pages: 1 of 4 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Todd R. Catey and Marcia D. Catey
840 REveille Street
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049967

CHICAGO TITLE

620049967

DEED OF TRUST
(For use in the State of Washington Only)

THIS DEED OF TRUST, made this 1st day of April, 2022 between
Granite Property Investments LLC, a Washington limited liability company
as GRANTOR(S),
whose address is 4707 Fir Tree Way, Bellingham, WA 98229

and

Chicago Title Company of Washington

as TRUSTEE,
whose address is 425 Commercial St, Mount Vernon, WA 98273

and

Todd R. Catey and Marcia D. Catey

as BENEFICIARY,
whose address is 840 REveille Street, Bellingham, WA 98229

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in , :

Lot 544, Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P99202 / 5100-003-544-0000

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(s) herein contained, and payment of the sum of Seventy Thousand And No/100 Dollars (\$70,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

DEED OF TRUST
(continued)

- 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(s) 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(s), 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.

Granite Property Investments, LLC

Brian F. Phelps
Brian F. Phelps, Sole Manager

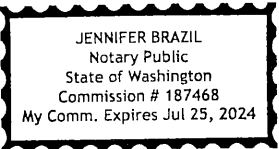
Stacy D. Phelps
Stacy D. Phelps, Sole Manager
State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian Foster Phelps and Stacy Denise Phelps are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Sole Member and Sole member, respectively, of Granite Property Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 31, 2022
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington

Residing at: Skagit County

My appointment expires: 7-25-2024



REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Todd R. Catey and Marcia D. Catey

_____	Signature	_____	Date
By: _____	Print Name		
Its: _____	Print Title		