

When recorded return to:

Lois M. Fleming
7692 Merganser Lane
Bow, WA 98232

DEED OF TRUST

(For use in the State of Washington only)

Reference No.: 25-23400-PL

THIS DEED OF TRUST, made this 5th day of May 2025 between

Judy A. Pedersen,
as GRANTOR(S),
whose address is PO Box 487, Mount Vernon, WA 98273

and

Guardian Northwest Title & Escrow
as TRUSTEE,
whose address is P.O. Box 1667, Mount Vernon WA 98273

and

Lois M. Fleming
as BENEFICIARY,
whose address is 7692 Merganser Lane, Bow, WA 98232

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 Skagit County, Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

Section 12, Township 35 North, Range 10 East - SE SE & Ptn. Gov. Lot 1

Tax Parcel Number(s): P45097/351012-0-001-0002

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.

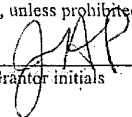
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This Deed of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars (\$155,000.00) with interest, in accordance 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 Grantor(s)' 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 in full on June 1, 2030.

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

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 before delinquent 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. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). 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(s) 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(s) 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.
7. **DUE ON SALE: (OPTIONAL – Not applicable unless initiated by Grantor and Beneficiary.)** 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.



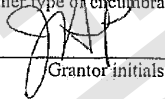
 Grantor initials

Initial


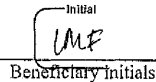
 Beneficiary initials

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8. NO FURTHER ENCUMBRANCES: (OPTIONAL – Not applicable unless initiated by Grantor and Beneficiary). As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.



 Grantor initials



 Beneficiary initials

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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured by this Deed of Trust 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(s) 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(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. 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 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 all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, 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.
- 9. ADDITIONAL TERMS AND CONDITIONS: (check one)
 - a. None
 - b. As set forth on the attached Exhibit "B" _____ which is incorporated by this reference

(Note: If neither "a" nor "b" is checked, then option "a" applies.)

Judy A. Pedersen
Judy A. Pedersen

STATE OF WASHINGTON
COUNTY OF SKAGIT

Signed and sworn to (or affirmed) before me on this 5 day of May, 2025 by Judy A. Pedersen.

Jennifer Brazil
Signature
Notary Public
Title

My appointment expires: 7-25-2028



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 59733 State Route 20, Marblemount, WA 98267
Tax Parcel Number(s): P45097/351012-0-001-0002

Property Description:

PARCEL A:

That portion of the East Half of Government Lot 1 in Section 12, Township 35 North, Range 10 East, W.M., lying Northerly of the State Highway.

EXCEPT road and the West 210 feet thereof.

AND EXCEPT the following described tract:

Beginning at the intersection of the East line of said Government Lot 1 and the North line of the State Highway;
Thence North 80 feet;
Thence West 40 feet;
Thence due South to the North line of said highway;
Thence East along said highway to the point of beginning.

AND ALSO EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of said Government Lot 1;
Thence North 1 degree 35'21" East along the East line of said Government Lot 1 a distance of 199.84 feet to the Northerly line of State Highway 20;
Thence North 78 degrees 04'00" West along the Northerly line of said State Highway 20 a distance of 223.61 feet to the true point of beginning;
Thence continue North 78 degrees 04'00" West along said Northerly line a distance of 198.20 feet to the East line of the West 210 feet of said East Half of Government Lot 1;
Thence North 1 degree 26'47" East along the East line of the West 210 feet a distance of 223.51 feet;
Thence South 78 degrees 04'00" East parallel with State Highway 20 a distance of 198.20 feet to a point which bears North 1 degree 26'47" East from the true point of beginning;
Thence South 1 degree 26'47" West a distance of 223.51 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 1 with the North line of the State Highway, as same existed on April 26, 1946;
Thence North 80 feet;
Thence West 40 feet;
Thence South to the North line of said Highway;
Thence Easterly along said North line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the Southeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision;

Thence North 0 degree 35'54" East along the West line thereof, a distance of 198.22 feet to the North line of the 60 foot right-of-way of State Highway SR 20 and the point of beginning of this description;

Thence South 79 degrees 07'41" East along said North right-of-way line, a distance of 18.52 feet;

Thence Northerly, a distance of 525 feet, more or less to the Northwest corner of that certain tract conveyed to the Concrete School District #102 by Deed filed in Volume 202 of Deeds at page 448 as Auditor's File No. 382247, which point is on the West line of the above described subdivision;

Thence South 0 degree 35'54" West along said West line, a distance of 521.66 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

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.

Dated: ___/___/___

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EXHIBIT "B"
Deed of Trust

BALLOON PAYMENT. Borrower acknowledges that the unpaid principal amount of this Loan and all unpaid interest accrued thereon will be immediately due and payable to Lender in full as one balloon payment on the Maturity Date 06/01/2030.

PREPAYMENT PENALTY. Upon prepayment of this Note, the Lender is entitled to the following prepayment penalty: The Borrowers will incur a prepayment penalty of \$10,000.00 if the loan is paid in full within the first 12 months of the loan. The Borrowers will incur a prepayment penalty of \$5,000.00 if the loan is paid in full within the second 12 months of the loan.

Initial
LMF

