

WHEN RECORDED RETURN TO
JACOB CHANDLER
31 HICKORY LANE
SELAH, WA. 98942

Chicago Title
620060868

DEED OF TRUST

THIS DEED OF TRUST made this 23 day of January 2026, between ^{Corey CB} ~~GORY~~ William ^{Lauren}
BRONKHORST and DANIELLE BRONKHORST, husband and wife, GRANTOR, whose address is 21930
42nd Ave NE, Arlington WA. 98223; **FIRST AMERICAN TITLE COMPANY, TRUSTEE**, whose address is
4710 Summitview Ave, Suite 204, Yakima WA 98902 and **JACOB CHANDLER**, a single person,
BENEFICIARY, whose address is 31 Hickory Lane, Selah WA 98942.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in Trust, with power of sale, the
following described real property in ~~Yakima~~ ^{Skagit} County, Washington:

**THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE
6 EAST, W.M., LYING SOUTH OF THE SOUTH SKAGIT HIGHWAY, EXCEPT THAT
PORTION THEREOF LYING WITHIN THE EAST 700 FEET OF SAID SUBDIVISION, (SURVEY
AF #9501050028) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

APN/Parcel ID(s): P42066 / 350630-0-004-0201

**TOGETHER WITH A 1973 BAYER MOBILE HOME, SIZE 60x24, VIN# 0W4317, CURRENTLY
SITUATED ON THE PROPERTY COMMONLY KNOWN AS:
30074 SOUTH SKAGIT HWY, SEDRO ~~WOLLEY~~ ^{wooley}, WA 98284**

TOGETHER WITH all rights, easements appurtenances, royalties, mineral rights, oil & gas rights, all water
and riparian rights, ditches and water stock and all existing and future improvements, structures, fixtures,
and replacements that may now or at any time in the future, be part of the real estate described above.

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.

Grantors shall not sell, assign, or convey their interest in the subject property, and if they should do so, the
balance due on the promissory note which this Deed of Trust secures shall become immediately due and
payable in full, at the Beneficiary's option.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of **ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00)**, 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 Beneficiary to Grantor, or any of 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 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 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. 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 the 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, 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 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 fees; (2) to the obligation secured by this Deed of Trust; (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 execution of this Deed of Trust, and such as he 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 encumbrances 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 any 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 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.

By Cory Bronkhorst
CORY BRONKHORST
By Danielle Bronkhorst
DANIELLE BRONKHORST

STATE OF Washington }
COUNTY OF Skaagit } SS:

I certify that I know or have satisfactory evidence that Corey Bronkhorst and Danielle Bronkhorst is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 23 2024

Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2027

