

When recorded return to:

Community Covenant Church
of Clear Lake, Washington,
a Washington non-profit corporation
PO Box 188
Clear Lake, WA 98235

DEED OF TRUST

(For use in the State of Washington only)

Reference No.: 212958-LT

THIS DEED OF TRUST, made this 15th day of January, 2026 between

Randy Lawrence, an unmarried person,
as GRANTOR(S),
whose address is 2947 Friday Creek Road, Burlington, WA 98233

and

Land Title and Escrow Company
as TRUSTEE,
whose address is 111 E George Hopper Road Burlington, WA 98233

and

Community Covenant Church
of Clear Lake, Washington,
a Washington non-profit corporation
as BENEFICIARY,
whose address is PO Box 188, Clear Lake, WA 98235

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.)

Lot 3, SP 97-0016 AF #200004050059 (Ptn Gov Lot 2, 1-34-4 E W.M.)


Tax Parcel Number(s): 340401-1-007-0107/P23271

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 TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars (\$255,000.00) 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 February 1, 2029.

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 initialed 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.



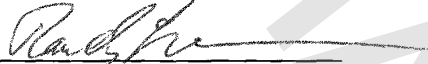
Grantor initials

Beneficiary initials

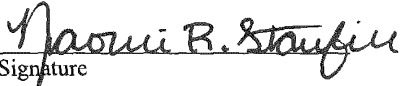
- 7. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is 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.)


 Randy Lawrence

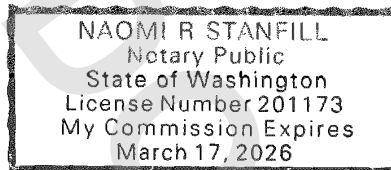
STATE OF WASHINGTON
COUNTY OF SKAGIT

Signed and sworn to (or affirmed) before me on this 15th day of January, 2026 by Randy Lawrence.


 Signature

Notary
Title

My appointment expires: 03-17-26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12175 Beths Lane, Sedro Woolley, WA 98284
Tax Parcel Number(s): 340401-1-007-0107/P23271

Property Description:

Lot 3, Short Plat No. 97-0016, approved April 2, 2000 and recorded April 5, 2000, under Auditor's File No. 200004050059 and being a portion of Government Lot 2, Section 1, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that portion of Lot 3 of said Short Plat No. 97-0016 entitled, "Beths Lane".

Situate in the County of Skagit, State of 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: ___/___/___ _____

Exhibit B

Future Construction Loan / Subordination Provision

Notwithstanding any provision of this Addendum or the Deed of Trust to the contrary, Seller agrees that Buyer may obtain a future construction loan ("Construction Loan") secured by a deed of trust against the Property for the purpose of financing construction of improvements.

Seller agrees to execute a commercially reasonable Subordination Agreement in favor of the Construction Loan lender, provided that:

1. The Construction Loan is for construction of improvements on the Property and not for any other purpose;
2. The principal amount, interest rate, and terms of the Construction Loan are commercially reasonable for construction financing in Washington;
3. Buyer is not in default of the Note, Deed of Trust, or Purchase and Sale Agreement at the time subordination is requested; and
4. Buyer provides Seller with at least 15 days' written notice prior to closing the Construction Loan.
5. Buyer shall provide Seller with a copy of the Construction Loan commitment letter, budget, and draft deed of trust prior to subordination. Seller shall not be required to subordinate to any loan that includes negative amortization, a maturity shorter than 12 months, or any term materially more burdensome than typical Washington construction loans.

The parties acknowledge that the Seller's Deed of Trust will be subordinated to the Construction Loan deed of trust for the limited purpose of allowing construction financing, but will otherwise remain in full force and effect.

In addition:

6. Closing date will be 1/31/2026 or sooner.
7. Payments will be made directly to Seller: Community Covenant Church of Clear Lake.
8. Buyer will pay and maintain taxes and insurance on the property for duration of seller financing term.