

02/27/2026 02:42:33 PM 4597425
Recording Fee \$307.50 Page 1 of 4
Deed Of Trust
Island County Washington



Recorded at the request of,
and, after recording, please return to:

James L. Kotschwar
Attorney At Law
Po Box 1593
Oak Harbor, WA 98277



202603110044

03/11/2026 12:23 PM Pages: 1 of 4 Fees: \$307.50
Skagit County Auditor

DEED OF TRUST

THIS DEED OF TRUST is made this 23rd day of February, 2026, between **GRANTOR, DEBORAH M. CHANEY**, also known of record as Deborah M. Kamp, an unmarried person as her separate estate, 4333 Wildwood Lane, Anacortes, Washington 98221, **TRUSTEE, GUARDIAN NORTHWEST TITLE INSURANCE COMPANY**, a Washington corporation, 121 Midway Boulevard, Oak Harbor, Washington 98277, and **BENEFICIARY, JAMES O. DINSMORE**, as trustee of the **JAMES O. DINSMORE FAMILY TRUST**, UDT October 12, 2022, 2489 Mass Ln, Oak Harbor Washington 98277 (mailing address).

Grantor hereby conveys to Trustee in trust, with power of sale, the real property situated in Skagit County, Washington, fully described as follows:

Lot 5-D, "Wildwood Lane, Replat of Lots 4 through 7, Assessor's Plat of Henry W. McFadden Estate" Vol 10, Page 46-47, Skagit County, Washington.

(Skagit County Assessor's tax parcel: P78264)

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, and payment of all sums owing, with interest, in accordance with the terms of a Promissory Note of even date made by Grantor that is payable to Beneficiary or order, in the amount of seven hundred fifty thousand dollars (\$750,000) and, 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, 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 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 costs 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 herein above described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the Loan Agreement 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 that 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 their 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 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 the 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 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 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.

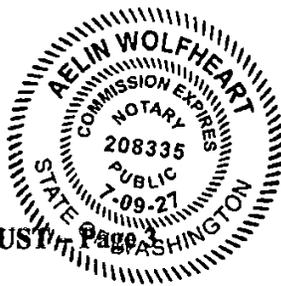
Grantor:

Deborah M. Chaney
DEBORAH M. CHANEY

STATE OF WASHINGTON)
COUNTY OF Island) SS:

I certify that I know or have satisfactory evidence that DEBORAH M. CHANEY appeared before me, and that she acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Feb 23, 2026



Aelin Wolfheart
Aelin Wolfheart (print name)
NOTARY PUBLIC in and for the State of
Washington, residing at Oak Harbor
My commission expires: July 9, 2027

REQUEST FOR FULL RECONVEYANCE
[To be used only when Loan Agreement has been paid.]

TO: TRUSTEE

The undersigned is the legal owner and holder of the Loan Agreement 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 Loan Agreement 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 _____, 20____

Beneficiary : _____

Mail reconveyance to: _____

*Do not lose or destroy this Deed of Trust OR THE LOAN AGREEMENT which it secures.
Both must be delivered to the Trustee before cancellation will be made.*