



First American Title Insurance Company

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#37592

THIS SPACE PROVIDED FOR RECORDER'S USE:

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

'93 JAN 22 19:45

RECORDED... FILED...
REQUEST OF...

9301220610

Filed for Record at Request of

Name SKAGIT STATE BANK

Address P O Box 285

City and State Burlington, WA 98233

FIRST AMERICAN TITLE CO.

37592

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 4th day of January, 19 93, between

JERRY WALTON and FLORENCE WALTON, husband and wife, and MICHAEL PEGRAM, GRANTOR,
as his separate estate
whose address is 2118 Riverside Drive, #209, Mount Vernon, Washington 98273

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation
P O Box 1667

TRUSTEE, whose address is Mt. Vernon, WA 98273, and

SKAGIT STATE BANK, a Washington corporation, BENEFICIARY,

whose address is 301 E. Fairhaven Avenue, P O Box 285, Burlington, Washington 98233

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following

described real property in Skagit County, Washington:

See attached Schedule "A"

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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 herein contained, and payment of the sum of Six Hundred Seven Thousand Five Hundred Four and 44/100ths Dollars (\$607,504.44) with interest, 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 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 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 fee; (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 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 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.

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Jerry H. Walton
Florence Walton
Michael P. Gram

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } ss.

On this day personally appeared before me
Jerry Walton, Florence Walton and
Michael P. Gram

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein expressed.

and official seal this 13th
 day of January, 1993
Wade
 Notary Public in and for the State of Washington, residing at
Bainbridge

STATE OF WASHINGTON }
 COUNTY OF _____ } ss.

On this _____ day of _____, 19____,
 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
 to me known to be the _____ President and _____ Secretary,
 respectively of _____
 the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
 authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

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 _____, 19____

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

DEED OF TRUST
WITH POWER OF SALE



FIRST AMERICAN
Title Insurance
Company
TRUSTEE

3301220610

BK 1156 PG 0358

Order No. 37592

SCHEDULE "A"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

That portion of the following described tract lying Easterly of the Burlington Northern Railroad right of way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1, as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

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BK 1156 PG 0359