



199910200074

Kathy Hill, Skagit County Auditor

10/20/1999 Page 1 of 3 11:32:36AM

AFTER RECORDING MAIL TO:

Name First American Title of Skagit County  
Address 1301-B Riverside Drive, ESCROW DEPARTMENT  
City, State, Zip Mount Vernon, WA 98273  
00059463  
Filed for Record at Request of First American Title of Skagit County

Short Form  
DEED OF TRUST

FIRST AMERICAN TITLE CO.

59463E-4

THIS DEED OF TRUST, made this 12th day of October, 1999, between SUSAN TRENARY- RILEY, A Married Woman as her sole and separate property, as GRANTOR, whose address is 229 W. Ferry Street Sedro Woolley, WA 98284, and First American Title Company, a Washington Corporation, as TRUSTEE, whose address is PO Box 1667, Mt. Vernon, WA 98273, and ERNA E. MUNSKE, as her separate estate, as BENEFICIARY, whose address is c/o SEAS PO Box 1667, Mt. Vernon, WA 98273.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

See Exhibit B attached hereto and made a part hereof. SECTION 11, TOWNSHIP 35, RANGE 4; PTN. NORTH 1/2 AKA LOT 1, SHORT PLAT 97-0051

SEE ATTACHED EXHIBIT A MADE PART HEREOF BY THIS REFERENCE

Assessor's Property Tax Parcel/Account Number: 350411-1-005-0104, R36174

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum Sixty-Seven Thousand And 00/100 DOLLARS (\$67,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed or Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Spokane	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Stevens	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Thurston	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Waukiakum	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Walla Walla	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Whatcom	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whitman	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Yakima	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693		712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

*[Signature]*  
 SUSAN TRENARY-RILEY

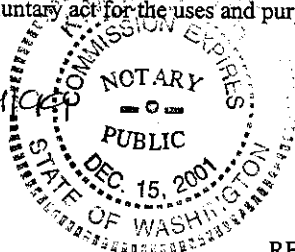
STATE OF WASHINGTON  
 COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that **SUSAN TRENARY- RILEY** is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

10/10/99



*[Signature]*

Notary Public in and for the State of Washington  
 Residing at **MT. VERNON**  
 My appointment expires: **12/15/2001**

REQUEST FOR FULL RECONVEYANCE

*To be used only when all obligations have been paid under the note and this Deed of Trust.*

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mail reconveyance to \_\_\_\_\_

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



199910200074

EXHIBIT A

LOT 1, OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999, AND RECORDED MARCH 18, 1999, AS AUDITOR'S FILE NO. 9903180008, IN VOLUME 14 OF SHORT PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A NON - EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER ERNA LANE, AS DELINEATED ON THE FACE OF THE SHORT PLAT;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF LOT 2 OF SAID SHORT PLAT:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, THENCE SOUTH 30 DEGREES 38'38" EAST, A DISTANCE OF 155.27; THENCE SOUTH 71 DEGREES 43'18" EAST, A DISTANCE OF 54.33 FEET; THENCE NORTH 40 DEGREES 02'50" EAST 49.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 55 DEGREES 21'26" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING.

THIS DEED OF TRUST IS SECOND AND SUBJECT TO AN EXISTING DEED OF TRUST WHEREIN PHILIP J. VERTIN AND BONNIE M. VERTIN ARE BENEFICIARYS AND BENEFICIARY HEREIN IS THE GRANTOR, WHICH DEED OF TRUST IS DATED JULY 12, 1996, AND RECORDED JULY 25, 1996 UNDER AUDITOR'S FILE NO. 9607250055, REFLECTING AN ORIGINAL BALANCE DUE ON THE NOTE SECURED BY SAID DEED OF TRUST IN THE AMOUNT OF \$60,000.00, PAYABLE BY THE BENEFICIARY HEREIN. SHOULD THE BENEFICIARY DEFAULT IN ANY OF THE INSTALLMENTS DUE ON THE NOTE SECURED BY SAID DEED OF TRUST, THE GRANTOR HEREIN MAY MAKE SUCH PAYMENTS DIRECTLY TO PHILIP J. VERTIN AND BONNIE M. VERTIN, AND ALL SUCH PAYMENTS SHALL BE CREDITED TO THE UNPAID BALANCES OF THE NOTE SECURED BY THIS DEED OF TRUST.



199910200074

Kathy Hill, Skagit County Auditor

10/20/1999 Page 3 of 3 11:32:35AM