


When Recorded Please Return To:  
Lawrence A. Pirkle  
321 West Washington, Suite 300  
Mt. Vernon, WA 98273

  
200011150003  
Skagit County Auditor  
11/15/2000 Page 1 of 3 9:00:20AM

This Space For Recorder's Use Only

## DEED OF TRUST

(For Use in the State of Washington Only)

Grantor: ALFRED N. CARLSON JR. and VIRGINIA M. CARLSON, husband and wife  
Grantee: THELMA HOFFMAN, a married person as her seperate property  
Trustee: Land Title Company of Skagit County  
Abbreviated Legal: E 300FT OF S 450FT OF NW1/4 NE1/4  
Assessor's Tax Parcel Number: R17305, 330425-0-067-0008

THIS DEED OF TRUST, made this 6 day of Nov., 2000 between **GRANTOR**, ALFRED N. CARLSON JR. and VIRGINIA M. CARLSON, whose address is 22304 State Route 9, Mount Vernon, WA 98273 and **LAND TITLE COMPANY OF SKAGIT COUNTY**, a Washington corporation, **TRUSTEE** whose address is PO Box 445, Burlington, Washington and **THELMA HOFFMAN**, a married person as her seperate property, **BENEFICIARY**, whose address is 700 S. Anacortes, Burlington, WA 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:

**Legal Description: R17305, 330425-0-067-0008**

The East 300 feet of the South 450 feet of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 North, Range 4 East, W.M., EXCEPT County road AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deed dated September 22, 1958 and Recorded November 5, 1958, under Auditors File No. 572529.

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 Fifty Thousand Dollars (\$50,000) 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.



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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 \_\_\_\_\_, 2000

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200011150003  
, Skagit County Auditor