

AFTER RECORDING MAIL TO:

Matthew Hickman
13618 NE 136th Pl
Kirkland, WA 98072



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Skagit County Auditor

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1:34PM

Filed for Record at Request of:
First American Title Insurance Company



*First American Title
Insurance Company*

**Short Form
DEED OF TRUST**

FIRST AMERICAN TITLE CO.

7203-2

File No: **4203-80933 (CLU)**

Date: **December 31, 2002**

Grantor(s): **David Badger and Tamara Badger, husband and wife**

Grantee(s): **Matthew Hickman**

Trustee: **First American Title Insurance Company, a Corporation**

Abbreviated Legal: **Lots 41 and 42, Block 1, Lot 6 and 7, Block 3, Lake Cavanaugh Division No. 2**

Additional Legal on page: **1**

Assessor's tax parcel/Account Nos: **39380010410000 (P66521) and 39380010420009(P66522) and 39380030070008(P66663) and 39380030060009(P66662)**

THIS DEED OF TRUST, made this **Thirty-first day of December, 2002**, between **David Badger and Tamara Badger, husband and wife**, as GRANTOR(S), whose address is **8623 NE 119th St, Kirkland, WA 98034**, and **First American Title Insurance Co., a Corporation**, as TRUSTEE, whose address is **13010 N.E. 20th Street, Ste A, Bellevue, WA 98005**, and **Matthew Hickman**, as BENEFICIARY, whose address is **13618 NE 136th Pl, Kirkland, WA 98072**.

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

Lots 41 and 42, Block 1 and Lots 6 and 7, Block 3, Lake Cavanaugh Subdivision, Division No. 2, as per plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington.

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 Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, 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(s), incorporated by reference or contained herein and payment of the sum of **four hundred ninety seven thousand dollars (\$497,000.00)** with interest thereon according to the terms of the promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their 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 of 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(s) 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 u/Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 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	F3115	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	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed u/Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	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(s) 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(s) 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.



200301090114

Skagit County Auditor

[Signature]

David Badger

[Signature]

Tamara Badger

STATE OF Washington)

) -ss

COUNTY OF ~~Skagit~~ King)

I certify that I know or have satisfactory evidence that **David Badger and Tamara Badger**, is/are the person(s) who appeared before me, and said person(s) 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: 1/2/03

[Signature]

Christine L. Uffens

Notary Public in and for the State of Washington

Residing at: Kirkland

My appointment expires:

07-22-2006



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**(Do Not Record)
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 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.

Mail Reconveyance to: _____ Dated: _____

By _____

By _____

By _____

By _____

**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.**



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