

When Recorded Return to:
RICHARD BRODERICK SARAH BRODERICK
1420 10th Street
Anacortes WA 98221



200311240187
Skagit County Auditor

11/24/2003 Page 1 of 7 3:29PM

Chicago Title Company - Island Division
Order No: AE9658 JAC C29337 ✓

DEED OF TRUST
(For use in the State of Washington only)

****THIS DEED OF TRUST IS SECOND AND SUBORDINATE TO THAT DEED OF TRUST WITH PADILLA HEIGHTS, LLC FOR \$100,000.00 DATED NOVEMBER 19, 2003 AND RECORDED NOVEMBER 24, 2003****

THIS DEED OF TRUST, made this November 19, 2003

SUNSET VIEW CONDOMINIUM DEVELOPER, a Washington Limited Liability Company
GRANTOR, whose address is

1015A 14th Street Anacortes WA 98221

Chicago Title Company - Island Division, a Washington Corporation
TRUSTEE, whose address is 3110 Commercial, Suite 101
P. O. Box 1228, Anacortes WA 982211228
and

RICHARD T. BRODERICK and SARAH K. BRODERICK, husband and wife
BENEFICIARY, whose address is

1420 10th Street, Anacortes WA 98221

WITNESSETH, Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

BRIEF LEGAL: Ptn. Lots 7 and 8 and Lots 67 and 68, ANACO BEACH

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Tax Account No.: P61870 3858-000-068-0100 P109142 3858-000-008-0700

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 SIXTY-SEVEN THOUSAND AND 00/100 (\$67,000.00) Dollars with interest, in accordance with 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 and 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 of 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 obligations 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 obligations 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 the 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 encumbrances 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 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 the 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.

SUNSET VIEW CONDOMINIUM DEVELOPER, LLC

William L. Obrock 11-21-03
BY: WILLIAM L. OBROCK, Member Date

William M. Bailey 11-21-03
BY: WILLIAM M. BAILEY, Member Date

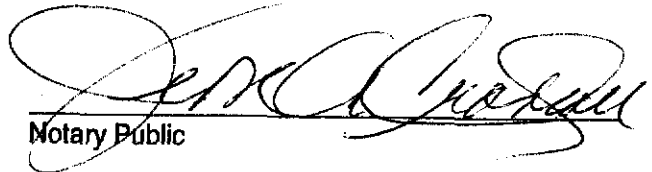


STATE OF WASHINGTON

COUNTY OF SKAGIT

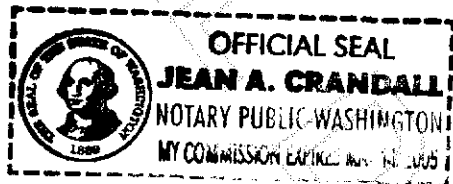
I certify that I know or have satisfactory evidence that William L. Obrock and William M. Bailey is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as Members of SUNSET VIEW CONDOMINIUM DEVELOPER, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11-21-03


Notary Public

My appointment expires 5-14-05

A-7 -Representative Capacity



200311240187
Skagit County Auditor

EXHIBIT A

PARCEL A:

All those portions of Lots 67 and 68, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of plats, page 4, records of Skagit County, Washington, lying Southeasterly of Burrows Street, when completed, as conveyed to Maurice W. Peek, by deed dated March 23, 1949 and recorded April 2, 1952, under Auditor's File No. 473486, AND OF that portion of the vacated West 25 feet of Marine Drive abutting said Lots 67 and 68 vacated under City of Anacortes Ordinance No. 2121 as would attach by operation of law, being more particularly described as follows:

Commencing as the most Northerly corner of said Lot 68;
thence South 57°58'11" East, along the Northeasterly line thereof for a distance of 60.29 feet to its intersection with the Easterly line of that certain tract of land conveyed to the City of Anacortes by instrument dated April 20, 1949 under Auditor's File No. 430543;
thence continuing South 57°58'11" East, along said Northeasterly line, for a distance of 178.24 feet to the Northeasterly corner of said Lot 68;
thence South 81°49'00" East, along the Northerly line of said West 25 feet of Marine Drive, for a distance of 25.00 feet to the Northeast corner thereof;
thence South 8°11'00" West along the East line of said vacated West 25 feet, for a distance of 30.00 feet to the TRUE POINT OF BEGINNING;
thence North 81°49'00" West for a distance of 31.33 feet;
thence North 57°58'11" west, parallel with said Northeasterly line of Lot 68, for a distance of 71.09 feet;
thence South 28°13'01" West for a distance of 110.41 feet;
thence South 32°07'33" West for a distance of 110.67 feet to the Southwesterly line of said Lot 67;
thence South 57°52'27" East along said Southwesterly line, for a distance of 91.69 feet to the most Westerly corner of said vacated West 25 feet of Marine Drive;
thence continuing South 57°52'27" East, along the Southwesterly line of said vacated West 25 feet, for a distance of 55.90 feet to the most Southerly corner thereof, said point lying on a curve to the left, the center of which bears North 16°03'50" West and is 75.00 feet distant;
thence Northerly, following the Easterly line of said vacated West 25 feet, along said curve to the left, through a central angle of 65°45'10", for an arc distance of 86.07 feet;
thence North 8°11'00" East, continuing to follow said Easterly line, for a distance of 167.64 feet to the TRUE POINT OF BEGINNING.

PARCEL B:

An undivided 1/60 interest in the Northwesterly 20 feet of Tract 8, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;



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Skagit County Auditor

EXHIBIT A

Order No:
Continued...

PARCEL C:

An undivided 1/60 interest in that portion of the following described tidelands which adjoin Lot 7 and the Northwestern 20 feet of Lot 8, ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, Anacortes Tide Lands, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of Anaco Beach;
thence run Southwesterly to a point on the Southwesterly side of Tract 2, also on the inner harbor line, which is North 29°23'45" West and 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;
thence South 29°23'45" East along said inner harbor line 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52°33' West 40.02 feet from the most Southerly corner of said Lot 8 of said Anaco Beach;
thence North 52°33' West 140.07 feet to said point of beginning;

Situated in Skagit County, Washington



200311240187

Skagit County Auditor

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 ____.

BY: _____

RETURN Full Reconveyance to the following parties:

