

When Recorded Return to:  
RONALD WOOLWORTH  
P.O. Box 973  
Anacortes WA 98221



200404290128  
Skagit County Auditor

4/29/2004 Page

1 of

6 3:45PM

**Chicago Title Company - Island Division**  
Order No: AE9726 MM

1029675 ✓

**DEED OF TRUST**

(For use in the State of Washington only)

*W*  
THIS DEED OF TRUST, made this \_\_\_\_\_ day of April, 2004

HOMESTAR

~~HOMESTAR~~ NORTHWEST, L.L.C., a Washington Limited Liability Company  
**GRANTOR**, whose address is

P.O. Box 409 Lynden WA 98264

Chicago Title Company - Island Division, a Washington Corporation

**TRUSTEE**, whose address is 3110 Commercial, Suite 101

P. O. Box 1228, Anacortes WA 98221

and

RONALD A. WOOLWORTH, as his separate estate

**BENEFICIARY**, whose address is

P.O. Box 973, 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:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

*Ptn NW 25-35-1 - see page 5 for full legal*

Tax Account No.: 350125-2-015-0008 P32222 350125-2-016-0007 P32225 3800-036-020-0006 P57831 3800-029-015-0000 P107856

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 TWO MILLION EIGHT THOUSAND AND 00/100 (\$2,008,000.00) 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 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 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.

HOMESTAR  
~~HOMESTEAD~~ NORTHWEST LLC

BY: Homestead Northwest, Inc., Member,

 4/29/04  
BY: James A. Wynstra, President Date



STATE OF WASHINGTON

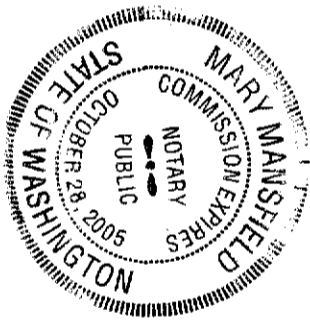
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JAMES A. WYNSTRA  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed this instrument, on oath stated that  
\_\_\_\_\_ he \_\_\_\_\_ was authorized to execute the instrument and acknowledged it  
as President of Homestead Northwest, Inc., as Member of HOMESTEAD NORTHWEST LLC  
of Homestar to  
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 29 ~~January~~ 2004

Mary Mansfield  
Notary Public

My appointment expires 10-28-05



200404290128  
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:

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



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** AE9726 MM

**PARCEL A:**

Lots 15 through 20 and Lots 1 through 6, Block 36, "KELLOGG and FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 36, vacated in ordinance No. 2362 and attaches by operation of law;

EXCEPT the North 12.12 feet of Lots 1 through 6 of said Block 36;

ALSO EXCEPT that portion described as follows:

Beginning at a point on the West line of said Block 36, 12.12 feet South of the Northwest corner thereof;  
Thence South  $89^{\circ}52'32''$  East for 182.58 feet to an intersection with the East line of Block 36;  
Thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof;  
Thence North  $89^{\circ}52'32''$  West for 182.35 feet to the West line of said Block 36;  
Thence North  $0^{\circ}32'37''$  West along the West line thereof for 50 feet to the point of beginning;

AND ALSO EXCEPT existing roadway which provides access to the Ridge Development.

**PARCEL B:**

All those portions of Parcel "B" as shown on record of Survey filed in Book 15 of Surveys, at page 91, records of Skagit County, Washington, and of Blocks 29 and 36 and of vacated alley and vacated 37<sup>th</sup> Street included, KELLOGG and FORDS ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel "B";  
Thence South  $0^{\circ}16'24''$  East along the West line of said Parcel "B" a distance of 280.82 feet;  
Thence South  $25^{\circ}39'06''$  West, a distance of 138.18 feet;  
Thence South  $89^{\circ}52'32''$  East a distance of 62.57 feet to the West line of said Parcel "B";  
Thence South  $0^{\circ}15'24''$  East along said West line a distance of 163.88 feet;  
Thence East a distance of 158.94 feet;  
Thence South a distance of 40.77 feet;  
Thence East a distance of 124.84 feet;  
Thence South a distance of 55.32 feet to the South line of said Parcel "B";  
Thence following the exterior boundary of said Parcel "B" for the following four courses:  
North  $89^{\circ}44'10''$  East a distance of 51.78 feet;  
Thence North  $0^{\circ}18'36''$  West a distance of 254.00 feet;  
Thence North  $0^{\circ}16'58''$  West a distance of 401.45 feet;  
Thence South  $89^{\circ}46'58''$  West a distance of 334.85 feet to the point of beginning.

Situated in Skagit County, Washington



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Skagit County Auditor