

AFTER RECORDING MAIL TO:
Joel C. Hylback
P.O. Box 3249
Arlington, WA 98223



200406100008
Skagit County Auditor

6/10/2004 Page 1 of 4 8:34AM

Reference No.:

Filed for Record at Request of:
Land Title Company of Skagit
Escrow Number: 112262-SE

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

(For use in the State of Washington only)

Grantor(s): **David McFeron and Lexie McFeron**
Beneficiary: **Joel C. Hylback**
Trustee: **Land Title Company of Skagit**
Abbreviated Legal: a ptn of Lots 1 & 2, SP 93-011 in 20-33-4 E W.M.
Additional legal(s) on page: 1 & 2
Assessor's Tax Parcel Number(s): **330420-4-006-0100, P104040**

THIS DEED OF TRUST, made this **8th** day of **June, 2004** between **DAVID McFERON and LEXIE M. McFERON, husband and wife, GRANTOR**, whose address is **2250 NW 60th Street , Seattle, WA 98107, Land Title Company of Skagit, TRUSTEE**, whose address is **P.O. Box 445 111 East George Hopper Road, Burlington, WA 98233** and **JOEL C. HYLBACK and TAMI G. HYLBACK, husband and wife BENEFICIARY**, whose address is **P.O. Box 3249, Arlington, WA 98223**.

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

Lot 1, Skagit County Short Plat No. 93-011, approved October 19, 1993, recorded October 20, 1993, in Book 11 of Short Plats, pages 3 and 4, under Auditor's File No. 9310200068, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 1, described below as "Tract Y":

Tract Y:

That portion of Lot 1 lying North of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence South $02^{\circ}31'08''$ West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;
thence North $87^{\circ}37'06''$ West, a distance of 697.08 feet to the most Westerly line of said Lot 1 and the terminus of this line description.

TOGETHER WITH that portion of Tract 2 of said Short Plat described below as "Tract X":

Tract X:

That portion of Lot 2 lying South of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence South $02^{\circ}31'08''$ West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;
thence North $87^{\circ}37'06''$ West, a distance of 697.08 feet to the most Westerly line of Lot 1 of said Short Plat No. 93-011 and the terminus of this line description.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities, over, under and across that certain private road entitled Snowden Lane, as said lane is delineated on the face of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the East 30 feet of Lot 2 of said Short Plat No. 93-011 which lies North of the above described line.

ALSO TOGETHER WITH a non-exclusive easement for the installation, maintenance and operation of a sewer line and utilities over, under and through the East 15 feet of that portion of Lot 1 lying within the above described "Tract Y".

AND ALSO TOGETHER WITH an easement for the installation, maintenance and operation of a drain field and sewer lines over, under and through the following described tract:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. 93-011;
thence South $02^{\circ}31'08''$ West, a distance of 136.59 feet to the point of beginning of this easement description;
thence North $87^{\circ}32'45''$ West, a distance of 50.98 feet;
thence North $02^{\circ}27'15''$ East, a distance of 75 feet;
thence North $87^{\circ}32'45''$ West, a distance of 165.00 feet;
thence South $02^{\circ}27'15''$ West, a distance of 90.00 feet;
thence South $87^{\circ}32'45''$ East, a distance of 215.96 feet to the East line of said Lot 1;
thence North $02^{\circ}31'08''$ East along the East line of said Lot 1, a distance of 14.94 feet to the point of beginning of this easement description.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under and across that portion of Lots 1 and 4 of said Short Plat, lying Westerly of the Westerly line of Franklin Road, as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

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 **ONE HUNDRED FIVE THOUSAND AND NO/100 Dollars (\$ 105,000.00)** 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.



6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property herein above 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 obligation 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 obligation 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 this Deed of Trust; and (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.

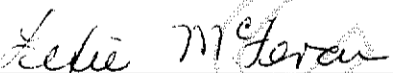
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the 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 any 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.



David McFeron



Lexie McFeron

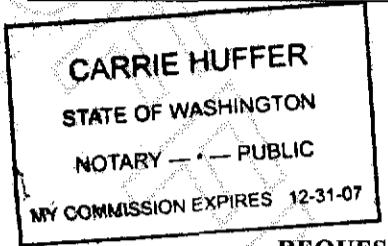

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Skagit County Auditor

6/10/2004 Page 3 of 4 8:34AM

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **David McFeron and Lexie McFeron** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 9, 2004



Carrie Huffer
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 12/31/2007

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 _____

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.


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6/10/2004 Page 4 of 4 8:34AM