

AFTER RECORDING MAIL TO:



200503220095
Skagit County Auditor

Name Chicago Title Company

3/22/2005 Page 1 of 3 3:26PM

Address 839 S. Burlington Blvd

City, State, Zip Burlington WA 98233

Filed for Record at Request of:
BE9767
IC34352

BE9767
IC34352 ✓

DEED OF TRUST

(For use in the state of Washington only)

Grantor(s) GINA GARCIA and DARCI HART

Grantee(s) LUPE Y.FLORES

Trustee: CHICAGO TITLE COMPANY

Abbreviated Legal: Lot 7, REPLAT OF EVERGREEN ACRES DIV. NO. 1

Additional Legal on page: _____

Assessor's tax parcel/Account Nos: P77642 /4182-000-007-0005

THIS DEED OF TRUST, made this 18th day of March, 2005, between GINA GARCIA, an unmarried woman and DARCI HART, an unmarried woman, GRANTOR(S), whose street address is 20327 Revilo Drive, Burlington, WA 98233, Chicago Title Company, TRUSTEE, whose street address is 839 S. Burlington Blvd. Burlington, WA 98233, and LUPE Y. FLORES, an unmarried man BENEFICIARY, whose street address is PO Box 270 Burlington WA 98233.

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Lot 7, REPLAT OF EVERGREEN ACRES DIV. NO. 1, according to the plat thereof recorded in Volume 10 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter belonging or in any way appertaining, and the rents, issues, and profits. of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of THIRTY EIGHT THOUSAND FOUR HUNDRED AND NO/100 Dollars (\$38,400.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of the Grantor(s)' successors or assigns, together with interest thereon at the rate agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on March 22, 2010.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste of the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property 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.

16. ADDITIONAL TERMS AND CONDITIONS: (check one)

a. NONE

OR

b. As set forth on the attached "Exhibit A" which is incorporated by this reference.

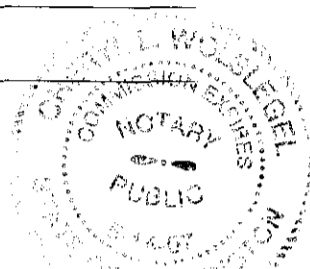
(Note: If neither a nor b is checked, then option "a" applies)

Dated: 3/21/05

Gina Garcia
GINA GARCIA

Darci Hart
DARCI HART

STATE OF Washington)
COUNTY OF Skagit)-ss



I certify that I know or have satisfactory evidence that Gina Garcia and Darci Hart are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2005

Cheryl L. Wolslegel
Cheryl L. Wolslegel
Notary Public in and for the state of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

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: _____

PR-22A(1) 4/00



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