



200506070004

Skagit County Auditor

6/7/2005 Page 1 of 11 8:38AM

Recording requested by and when recorded return to:
WASHINGTON MUTUAL BANK, FA
Consumer Loan Records Center
1170 Silber Rd
Houston, TX 77055
Attn: Mailstop: CLRVLTTX

116678-P

LAND TITLE OF SKAGIT COUNTY

**EQUITY LINE OF CREDIT
DEED OF TRUST**

Loan Number: 0647201920



THIS DEED OF TRUST (Security Instrument) is between:
ANNABELLE HOUSE

whose address is:

2215 22ND ST Anacortes, WA 98221-7407

("Grantor"); Land Title Company a PENNSYLVANIA

corporation, the address of which is

111 East George Hopper Road Burlington, WA 98233

("Trustee"); and

Washington Mutual Bank, FA, a federal association, which is organized and existing under the laws of Washington State and whose address is 1201 Third Avenue, Seattle, Washington 98101

("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Grantor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in SKAGIT County, Washington, described below and all rights and interest in it Grantor ever gets:

Lots 6, 7 and the East 1/2 of Lot 8, Block 214, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, " as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

(Also known as Lot 10 of Survey recorded January 24, 2002, under Auditor's File No. 200201240260.) Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number: P119014 together with all

BANK

insurance proceeds and condemnation proceeds related to it; income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances and other fixtures at any time installed on or in or used in connection with such real property.

All of the property described above is called the "Property". If any of the Property is personal property, this Deed of Trust is also a Security Agreement which grants Beneficiary, as secured party, a security interest in all such property. Despite any other provision of this Deed of Trust, however, Beneficiary is not granted and will not have a nonpurchase money security interest in household goods, to the extent such security interest would be prohibited by applicable law. As used herein "State" shall refer to the State of Washington.

2. Obligation Secured. This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a Home Equity Line of Credit Agreement and Disclosure with Beneficiary with a maximum credit limit of \$75,000.00 (the "Credit Agreement"), including any extensions, renewals or modifications thereof, and repayment of all sums borrowed by Grantor under the Credit Agreement with interest from the date of each advance until paid at the rates provided therein. The Credit Agreement provides for variable and fixed rates of interest. Under the Credit Agreement, the Grantor may borrow, repay and re-borrow from time to time, up to the maximum credit limit stated above, and all such advances shall be secured by the lien of this Deed of Trust. This Deed of Trust also secures payment of certain fees and charges payable by Grantor under the Credit Agreement, certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust and repayment of money advanced by Beneficiary to protect the Property or Beneficiary's interest in the Property, including advances made pursuant to Section 6 below. The Credit Agreement provides that unless sooner repaid, the Debt is due and payable in full thirty (30) years from the date of this Deed of Trust (the "Maturity Date"). All amounts due under the Credit Agreement and this Deed of Trust are called the "Debt".

3. Representations of Grantor. Grantor represents that:

(a) Grantor is the owner of the Property which is unencumbered except by easements, reservations, and restrictions of record not inconsistent with the intended use of the Property and any existing first mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and

(b) The Property is not presently and will not during the term of this Deed of Trust be used for any agricultural purposes.

4. Promises of Grantor. Grantor promises:

(a) To keep the Property in good repair and not to remove, alter or demolish any of the improvements on the Property without first obtaining Beneficiary's written consent;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a) and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 3(a) over this Deed of Trust in any pleading filed



200506070004
Skagit County Auditor

6/7/2005 Page

2 of 11 8:38AM

in any action, the assertion alone shall be deemed to impair the lien of this Deed of Trust for purposes of this Section 4(e);

(f) To keep the improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the same manner as payments under the Note or, at Beneficiary's sole option, released to Grantor. In the event of foreclosure or sale of the Property pursuant to the Trustee's power of sale, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the Sheriff's or Trustee's sale;

(g) To sign all financing statements and other documents that Beneficiary may request from time to time to perfect, protect and continue Beneficiary's security interest in the Property. Grantor irrevocably appoints Beneficiary as Grantor's attorney-in-fact to execute, file and record any financing statements or similar documents in Grantor's name and to execute all documents necessary to transfer title if there is a default; and

(h) To advise Beneficiary immediately in writing of any change in Grantor's name, address or employment.

5. Sale, Transfer or Further Encumbrance of Property. Loan is personal to Grantor and the entire Debt shall become immediately due and payable in full upon sale or other transfer of the Property or any interest therein by Grantor by contract of sale or otherwise including, without limit, any further encumbrance of the Property.

6. Curing of Defaults. If Grantor fails to comply with any of the covenants in Section 4, including all the terms of any prior mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust. At Beneficiary's option, advance may be made against the Credit Agreement to pay amounts due hereunder. Such shall not relieve Grantor from liability for failure to fulfill the covenants in Section 4. The amount spent shall bear interest at the rates from time to time applicable under the Credit Agreement and be repayable by Grantor on demand. Although Beneficiary may take action under this paragraph, Beneficiary is not obligated to do so.

7. Remedies For Default.

(a) Prompt performance under this Deed of Trust is essential. If Grantor does not pay any installment of the Debt or other amount due hereunder on time, any other event occurs that entitles Beneficiary to declare the unpaid balance of the Debt due and payable in full under the Credit Agreement, if Grantor fails to comply with any other term, condition, obligation or covenant contained in the Credit Agreement or this Deed of Trust or any rider thereto, any other deed of trust, mortgage, trust indenture or security agreement or other instrument having priority over this Deed of Trust or if any representation of Grantor herein was false or misleading, the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full, at the option of Beneficiary, and the total amount owed by Grantor shall thereafter bear interest at the rate(s) stated in the Credit Agreement. Beneficiary may then or thereafter advise Trustee of the default and of Beneficiary's election to have the Property sold pursuant to Trustee's power of sale in accordance with applicable law and deliver to Trustee any documentation as may be required by law. After giving any notices and the time required by applicable law,



Trustee shall sell the Property, either in whole or in separate parcels or other part and in such order as Trustee may choose, at public auction to the highest bidder for cash in lawful money of the United States which will be payable at the time of sale, all in accordance with applicable law. Anything in the preceding sentence to the contrary notwithstanding, Beneficiary may apply the Debt towards any bid at any such sale. Trustee may postpone any such sale by providing such notice as may be required by law. Unless prohibited by law, any person, including the Grantor, Beneficiary or Trustee, may purchase at any such sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and lawyer's fee; (ii) to the obligations secured by this Deed of Trust; and (iii) the surplus, if any, shall go to the person(s) legally entitled thereto or, at Trustee's discretion, to the government or other official authorized by State law to accept such amounts.

(b) 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 execution of this Deed of Trust and any interest which Grantor subsequently acquired. The 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. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

(c) To the extent permitted by law the power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be judicially foreclosed or sue on the Credit Agreement or take any other action available in equity or at law. In connection with any portion of the Property which is personal property, Beneficiary shall further be entitled to exercise the rights of a secured party under the Uniform Commercial Code as then in effect in the State of Washington.

(d) By accepting payment of any sum secured by this Deed of Trust 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.

8. Condemnation; Eminent Domain. 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 by this Deed of Trust, shall be paid to Beneficiary to be applied to the obligation in the same manner as payments under the Credit Agreement.

9. Fees and Costs. Grantor shall pay Beneficiary's and Trustee's reasonable costs of searching records, other reasonable expenses as allowed by law and reasonable attorney's fees in any lawsuit or other proceeding to foreclose this Deed of Trust, in any lawsuit or proceeding which Beneficiary or Trustee prosecutes or defends to protect the lien of this Deed of Trust, in any other action taken by Beneficiary to collect the Debt, including without limitation any disposition of the Property under the State Uniform Commercial Code, and any action taken in bankruptcy proceedings as well as any appellate proceedings.

10. Reconveyance. Trustee shall reconvey the Property to the person entitled thereto on written request of Beneficiary or following satisfaction of the obligations secured hereby and Beneficiary and Trustee shall be entitled to charge Grantor a reconveyance fee together with fees for the recordation of the reconveyance documents, unless prohibited by law.

11. Trustee; Successor Trustee. Beneficiary may, unless prohibited by law, appoint a successor Trustee from time to time in the manner provided by law. The successor Trustee shall be vested with all powers of the original Trustee. The Trustee is not obligated to notify any party



hereto of a 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.

12. **Savings Clause.** If a law which applies to this Deed of Trust or the Credit Agreement and which sets maximum loan charges is finally interpreted by a court having jurisdiction so that the interest or other loan charges collected or to be collected in connection with this Deed of Trust or the Credit Agreement exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from Grantor which exceeded permitted limits will be refunded to Grantor. Beneficiary may choose to make this refund by reducing the principal owed or by making a direct payment. If a refund reduces the principal, the reduction will be treated as a partial prepayment.

13. **Miscellaneous.** This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the Credit Agreement secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with federal law and, to the extent federal law does not apply, the laws of the State of Washington. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

14. **Beneficiary and Similar Statements.** Beneficiary may collect a fee in the maximum amount allowed by law for furnishing any beneficiary statement, payoff demand statement or similar statement.

15. **Riders.** If one or more riders are executed by Grantor and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

Condominium Rider

Other: _____
(specify)

Planned Unit Development Rider



200506070004
Skagit County Auditor

6/7/2005 Page 5 of 11 8:38AM

0647201920

By signing below, Grantor accepts and agrees to the provisions of this Deed of Trust and any rider(s) executed by Grantor concurrently therewith.

DATED at Washington Mutual Burlington this 6th day of June, 2005.

GRANTOR(S):

Annabelle House
ANNABELLE HOUSE



200506070004
Skagit County Auditor

6/7/2005 Page 6 of 11 8:38AM

BANK

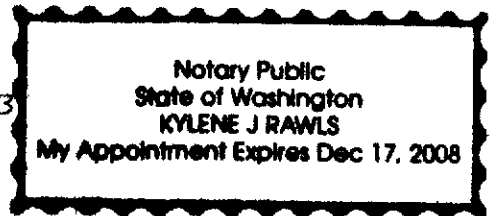
STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this day personally appeared before me _____
ANNABELLE HOUSE _____ and
_____ and
_____ and
_____ and
_____ and
_____ and
_____ and

to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 6th day of June, 2005.

Kylene J. Rawls
Notary Public in and for the State of Washington
Residing at: 920 S Burlington Blvd Burlington WA 98233
My Commission expires: 12/17/2008



REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when Grantor's
indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE _____

The undersigned is Beneficiary of the within Deed of Trust, and the legal owner and holder of the Home Equity Line of Credit Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey without warranty, to the person(s) entitled thereto the right, title and interest now held by you thereunder.

DATED _____

WASHINGTON MUTUAL BANK, FA
By _____
Its _____





BORROWER'S AFFIDAVIT

Date: 06/06/2005
Loan Number: 0647201920

ANNABELLE HOUSE

_____, makes the following representations based on their knowledge and belief to the Bank, _____ Washington Mutual Bank, FA _____, to induce the Bank to close.

1. Borrowers are the only owners of the real property hereinafter the "property" described as:

2215 22ND ST

Anacortes, WA 98221-7407

2. There are no matters pending against the Borrower that could give rise to a lien that would attach to the property or cause a loss of title or impair the title between the last abstract continuation and the recording of the Bank's new loan and Borrower has not and will not execute any instrument that would adversely affect the title or interest of the Bank.

3. Borrower has not caused any "Notice of Commencement" to be recorded which pertains to the property, nor has Borrower caused any unrecorded labor, mechanics, or materialmen liens against the property and no material has not been paid for in full. Borrower has made no improvements, alterations or repairs to the property for which the costs thereof remain unpaid and Borrower knows of no claims for labor or material furnished for repairing or improving the same which remain unpaid.

4. Borrower knows of no unpaid bills, liens or assessments for mowing, water, sanitary sewers, paving or other public utilities or improvements made by any governmental agencies. No notice has been received of any public hearing regarding future or pending zoning changes or assessments for improvements by any governmental agencies.



5. The following are recorded and/or unrecorded deeds, judgments, liens, mortgages, easements, rights of way for users or adverse interests with respect to the aforesaid property:

Creditor name: COUNTRYWID Account number: 26152082

6. Borrower knows of no violations of any municipal ordinances or restrictive covenants pertaining to the subject property.

7. There are no existing contracts for sale or mortgage commitments (other than those being now closed) affecting the property.

8. There is no civil action pending which involves the property in any way. There is no action for bankruptcy pending against the Borrower.

9. Borrower agrees to cooperate, if requested by the Bank, in adjusting for clerical errors on any or all closing documentation. Said adjustments to be made if deemed necessary or desirable in the reasonable discretion of the Bank.

THIS AFFIDAVIT is made for the purpose of inducing the Bank to close and to disburse any funds on the above described representations. Borrower warrants that all these statements shall be true and correct at settlement and Borrower shall notify the Bank of any changes in these representations before closing. Borrower intends for the Bank to rely on these representations.

The Bank and its' employees, as well as any attorney involved with this transaction, are hereby authorized to rely on these continuing declarations and representations and Borrower will indemnify the persons and entities listed above, for all damages, loss, cost and expenses, including attorney fees, which occur because of such reliance.

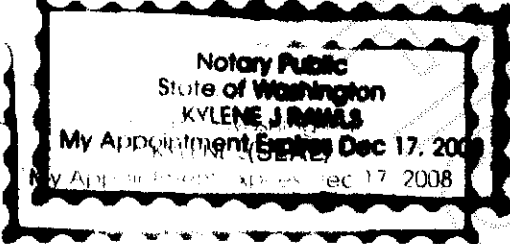
Annabelle House
ANNABELLE HOUSE



STATE OF Washington)
) ss.
COUNTY OF SKAGIT)

SWORN TO and subscribed before me on 6/6/2005, by _____

who is/are personally known to me or who has produced Washing Dk
as identification.



Kylee J. Rawls
Printed/Typed Name: Kylee J. Rawls
Notary public in and for the state of Washington
Commission Number: N/A

File No.: 0647201920





**Washington
Mutual**

Auto Pay Service Disclosure

Loan: 0647201920

Date: 06/06/2005

This is to confirm that you have elected not to use the automatic loan payment service ("Auto Pay") offered by Washington Mutual Bank, FA (referred to herein as "we" or "us") for making payments on your Credit Line at this time.

If in the future you decide to use our Auto Pay service, please call toll-free 1-888-800-8738. Upon your authorization of Auto Pay, the following terms and conditions will apply:

You authorize us to draft from the bank account you designate at the time of your authorization (the "Bank Account") such sums as are required to fulfill your payment obligations under the Agreement as such may vary from time to time. All withdrawals will be processed on the applicable Payment Due Date or the alternate withdrawal day if one is indicated (the "Draft Date"), and on that date every month thereafter in which a payment is due; provided that if the Draft Date is a Saturday, Sunday or holiday, the amount will draft on the next business day.

If there are insufficient funds in the Bank Account to cover a payment, you may be assessed a fee for the dishonored payment as well as any late fee that may be due, and we are authorized to attempt to make the deduction at any later time(s). In any event, if the deduction is not made, you remain responsible for directly making your payments on time. You also remain responsible for paying directly to us any late fees and other fees and amounts due with respect to your Credit Line. You acknowledge that your receipt of the Credit Line was not conditioned upon your agreement to authorize these automated deductions. You will continue to make your payments directly to us until you have received a confirmation letter that advises you of the commencement date of the automated deductions. We are not liable for any losses incurred by reason of any failure in the automated deduction process. You understand that you must assure that you have available funds in the Bank Account on the business day prior to the Draft Date as the draft may occur at any time on the Draft Date, including prior to the time your financial institution opens for business. You are responsible for any fees that may be imposed by your financial institution. If your loan is not current, we may suspend the automated deductions from your Bank Account and you will be responsible for making your payments directly.

You may terminate your Auto Pay service authorization by notifying us in writing, and the termination will be effective three (3) business days after the date the notice is received. You will need to terminate the Auto Pay service once your Credit Line is paid off. We may modify or terminate the Auto Pay service by notifying you in writing at the address set forth in our loan records. Following the effective date of any termination by you or by us, you will be responsible for making your payments directly and in a timely manner.

By signing below, you acknowledge delivery of this Auto Pay Service Disclosure and that you have received a copy for your records.

Annabelle House
ANNABELLE HOUSE



200506070004
Skagit County Auditor