

AFTER RECORDING RETURN TO:  
Washington Federal Savings  
Anacortes Office  
PO Box 97  
Anacortes WA 98221  
Attention: \_\_\_\_\_



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**CHICAGO TITLE CO.**

1637590

Loan Number 014 209 312935-0

### SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made January 5th, 2006 between  
STRANDBERG CONSTRUCTION INC., A WASHINGTON CORPORATION

\_\_\_\_\_ as Grantor ("Borrower"), whose  
address is PO BOX 319, ANACORTES WA 98221; and  
WASHINGTON SERVICES, INC., A WASHINGTON CORPORATION as  
trustee, whose address is 6125 SOUTH MORGAN ROAD, FREELAND, WA. 98249,  
and WASHINGTON FEDERAL SAVINGS, a United States Corporation, as Beneficiary ("Lender"/  
Grantee), whose address is 425 Pike Street, Seattle, Washington 98101.

Borrower hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale according to Washington law, all Borrower's estate, right, title, interest, claim and demand, now owned or hereafter acquired, in and to the following described property in SKAGIT County, Washington (the "Property", which term shall include all or any part of the Property, any improvements thereon and all the property described in Paragraph 2 of the Master Form Deed of Trust hereinafter referred to):

**LOT 20, FIR CREST PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF,  
RECORDED AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS  
OF SKAGIT COUNTY, WASHINGTON.**

**SITUATED IN SKAGIT COUNTY, WASHINGTON.**

Assessor's Property Tax Parcel Account Number(s): 48430000200000

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in any way appertaining, leases and other agreements for the use and occupancy pertaining thereto, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Lender to collect and apply such rents, issues and profits.

This Security Instrument shall constitute a security agreement under the Uniform Commercial Code of Washington between Borrower as debtor and Lender as secured party. Borrower grants a security interest to Lender in any of the Property which is personal property and also grants a security interest in the property described in Paragraph 3 of the Master Form Deed of Trust hereinafter referred to, now owned or hereafter acquired by Borrower (the Property, as defined above, and the property described in said Paragraph 3 are hereafter collectively referred to as the "Collateral").

Borrower's Initials NS

(a) Payment of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100S DOLLARS \$265,600.00, with interest thereon according to the terms of a promissory note of even date herewith, payable to Lender or order and made by Borrower (the "Note", which term shall include all notes evidencing the indebtedness secured by this Security Instrument, including all renewals, modifications or extensions thereof);

(b) Payment of any further sums advanced or loaned by Lender to Borrower, or any of its successors or assigns, if (1) the Note or other writing evidencing the future advance or loan specifically states that it is secured by this Security Instrument, or (2) the advance, including costs and expenses incurred by Lender, is made pursuant to this Security Instrument or any other documents executed by Borrower evidencing, securing, or relating to the Note and/or the Collateral, whether executed prior to, contemporaneously with, or subsequent to this Security Instrument (this Security Instrument, the Note and such other documents, including any construction loan, land loan or other loan agreement, are hereinafter collectively referred to as the "Loan Documents"), together with interest thereon at the rate set forth in the Note unless otherwise specified in the Loan Documents or agreed to in writing;

(c) Performance of each agreement, term and condition set forth or incorporated by reference in the Loan Documents, including without limitation the loan agreement of even date herewith, which are incorporated herein by reference or contained herein.

THE MATURITY DATE OF THESE SECURED OBLIGATIONS, AS CONTAINED IN THE LOAN DOCUMENTS, INCLUDING THE NOTE, IS January 5th, 2008

By executing and delivering this Security Instrument and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 69 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Borrower hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the dates below shown, in the Official Records of the offices of the County Auditors or County Records of the following counties in the State of Washington according to the enumerated recordation designations appearing below after the name of each county, to wit:

COUNTY	DRAWER, REEL,	BOOK OR VOLUME	PAGE NOS.)	FRAME OR RECORDING OR	AUDITOR'S FILE NO.	RECORDING OR DATE OF RECORDING
ADAMS	229		260-271	239483		October 12, 1995
ASOTIN	636		65-76	217406		October 11, 1995
BENTON	1052		1633-1644	95-23049		October 12, 1995
CHELAN	1111		694-705	951012008		October 11, 1995
CLALLAM	3D		712-723	8601		October 11, 1995
COLUMBIA	1213		0637-0648	951012074		October 12, 1995
DOUGLAS	M444	[M.F. of O.R.]	09-20	307858		October 12, 1995
FERRY	0377		0564-0575	524669		October 11, 1995
GARFIELD	068		1954-1965	951012004		October 11, 1995
GRANT	95		3136-33147	951012026		October 11, 1995
GRAYS HARBOR	696		1410-1421	95016396		October 11, 1995
JEFFERSON	537		328-339	385505		October 11, 1995
KING	0879		2392-2403	9510100421		October 10, 1995
KITAP	370		717	586108		October 13, 1995
KITTITAS	327		218	249676		October 11, 1995
KLICKITAT	672		350-361	9514582		October 11, 1995
LINCOLN	65		003034-003045	400875		October 11, 1995
MASON	688		144-155	615408		October 11, 1995
OKANOGAN	137		1089-1100	833848		October 11, 1995
PACIFIC	9510		559-570	62332		October 11, 1995
PEND OREILLE	121		1099-1110	230779		October 12, 1995
PIERCE	1163		2511-2522	9510110478		October 11, 1995
SAN JUAN	525		230-241	95101201		October 12, 1995
SKAGIT	1483		0372-0383	9510110046		October 11, 1995
SKAMANIA	152		860-871	123494		October 11, 1995
SNOHOMISH	3081		1623-1634	951010189		October 11, 1995
SPOKANE	1781		1737-1748	9510110230		October 11, 1995
STEVENS	193		2376-2387	9510157		October 11, 1995
THURSTON	2464		702-713	9510110097		October 11, 1995
WAHIAKUM	104		0579-0590	45447		October 12, 1995
WALLA WALLA	234		1593-1604	9509789		October 11, 1995
WHATCOM	465		1133-1144	951011197		October 11, 1995
WHITMAN	1494		1819-1830	3110734	Microfilm No. 580488	October 11, 1995
YAKIMA						October 11, 1995



STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

\_\_\_\_\_  
[Name(s) of person(s)]

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

(Seal or Stamp)

\_\_\_\_\_  
(Signature)

Notary Public in and for the State of \_\_\_\_\_ ,

residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

NELS G STRANDBERG

\_\_\_\_\_  
[Name(s) of person(s)]

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the PRESIDENT

\_\_\_\_\_  
(Type of Authority, e.g., Officer, Trustee)

of STRANDBERG CONSTRUCTION INC

(Name of the Party on Behalf of Whom the Instrument was Executed)

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/5/06

(Seal or Stamp)

Barbara A. Rodgers  
(Signature)

Notary Public in and for the State of WASHINGTON ,

residing at ANACORTES

My commission expires 7/15/09



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A copy of such Master Form Deed of Trust has been furnished to the person executing this Security Instrument, and by executing this Security Instrument the Borrower acknowledges having received such Master Form Deed of Trust.

The Property which is the subject of this Security Instrument is not used principally or primarily for agricultural or farming purposes.

The undersigned Borrower requests that a copy of any Notice of Default and of any Notice of Sale hereunder, as required by Washington law in case of non-judicial foreclosure of a deed of trust, be mailed to Borrower at Borrower's address as hereinabove set forth.

Borrower agrees to obtain all insurance required from time to time by Lender and as elsewhere provided in the Loan Documents, including flood insurance. If Borrower fails to maintain such insurance satisfactory to the Lender, Lender may make the payment on behalf of the Borrower and any sums expended shall be added to principal and bear interest at the rate provided in the Note.

If the box preceding any of the following statements contains an "X", that statement is a part of this Security Instrument. If the box is not so checked, the corresponding statement is not part of this Security Instrument.

Paragraph 49 of the Master Form Deed of Trust (which refers to the existence, if any, of an adjustable rate feature in the Note) is hereby deleted.

The Note secured hereby evidences a construction loan or land loan but is not a combination Note. Paragraph 53 of the Master Form Deed of Trust is hereby deleted.

The Note secured hereby is a combination construction loan/permanent loan Note. Refer to paragraph 53 of the Master Form Deed of Trust.

The Property or a part thereof is a Condominium. Refer to paragraph 50 of the Master Form Deed of Trust.

A fee owner and a leasehold owner of the Property, or a portion thereof, have executed this Security Instrument. Refer to paragraph 51 of the Master Form Deed of Trust

The Property or a part thereof is a leasehold estate. Refer to paragraph 52 of the Master Form Deed of Trust.

See also Schedule "A" of this Short Form Deed of Trust, attached hereto and incorporated herein by this reference.

WITNESS the hand(s) and seal(s) of the Borrower, and each of them if more than one, on the day and year first above written.

STRANDBERG CONSTRUCTION INC

NELS G STRANDBERG, PRESIDENT



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(Over for notary acknowledgements)