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Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Hecker Wakefield & Feilberg, P.S.  
Address 321 First Avenue West  
City, State, Zip Seattle, WA 98119

LAND TITLE OF SKAGIT COUNTY

**DEED OF TRUST**  
(For Use in the State of Washington Only)

Reference # (If Applicable)  
Grantors (Seller:) (1) Jeremy J. Cranston  
Grantees (Buyer) (1) Evergreen Moneysource Mortgage Company  
Legal Description (abbreviated): Ptn NE 1/4, 21-33-4 E W.M.

Assessor's Tax parcel ID#: P17039 - P17042

THIS DEED OF TRUST, made this 7th day of April, 2006, between Jeremy J. Cranston, as his separate estate, GRANTOR(S) whose address is 3609 S. Hanford St Seattle 98144, **HECKER WAKEFIELD & FEILBERG, P.S.**, a corporation, TRUSTEE, whose address is **321 First Avenue West, Seattle, Washington 98119**, and **Evergreen Moneysource Mortgage Company, BENEFICIARY**, whose address is **2265 First Avenue South, Seattle, Washington 98134**. WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

That portion of the Southwest 1/4 of the Northeast 1/4 in Section 21, Township 33 North, Range 4 East W.M., described as follows:

Beginning at a point 65 feet East and 20 feet North of the center of Section 21, Township 33 North, Range 4 East W.M.; Thence North to the South line of County Road; Thence a distance of 489 feet Northeasterly along said county road to the true point of beginning; Thence Northeasterly along said county road a distance of 35.3 feet; Thence right 79°31' for a distance of 825 feet to the North line of private road; Thence West along the North side of private road for a distance of 440 feet; Thence Northwesterly to the true point of beginning.

ALSO, beginning at a point 65 feet East and 20 feet North of the center of Section 21, Township 33 North, Range 4 East W.M.; Thence North to South line of county road; Thence Northeasterly along said South line of county road 489 feet; Thence Southeasterly at an angle measured counter-clockwise of 75°32' for 478 feet, more or less, to North line of private road; Thence West along North line of said private road to a point of beginning;

EXCEPT from Parcel "A", that portion conveyed to Kenneth A. Sather, etux, by deed recorded May 29, 1991, under Auditor's File No. 9105290054

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 Two Hundred Fifty Seven Thousand Dollars and no/100 (\$257,000.00) 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:

- 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.
- 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.
- 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.
- 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.
- 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 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; (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 encumbrancers for value.

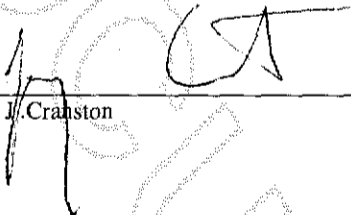
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

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.

9. Due On Sale. If all or any part of the property described in this Deed of Trust, or any interest therein, is sold or transferred by Grantor without the Beneficiaries' prior written consent, then Beneficiaries or Beneficiaries' successor may, at Beneficiaries' sole option, declare immediately due and payable the entire then balance due on this Note.

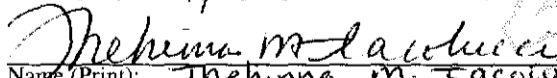
10. No marshaling of assets. This loan is cross-collateralized with other parcels of real property owned by the Grantor, each of which is encumbered by a Deed of Trust to secure the Agreement(s) of the Grantor as set forth in this Deed of Trust. It is specifically understood, acknowledged and agreed that there shall be no marshaling of the assets. Thus, the lender shall decide in its sole discretion whether or not, in the event of a default, to sell each parcel of real property individually, in groups, or all together. It is further understood that the lender may still foreclose on any or all of the properties even if one of them is sold.

  
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Jeremy J. Cranston


STATE OF WASHINGTON }  
COUNTY OF KING } ss.

On this day personally appeared before me Jeremy J. Cranston, Grantor to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of April, 2006.

  
Name (Print): Thehinna M. Iacolucci  
Notary Public in and for the State of Washington,  
residing at Seattle  
My commission expires: 9-29-07

THEHINNA M. IACOLUCCI  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
SEPTEMBER 29, 2007

  
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