



200703160129

Skagit County Auditor

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Return Address

Kurt H. Olson
Fahlman Olson & Little, PLLC
1524 Alaskan Way, Suite 200
Seattle, WA 98101-1514

DEED OF TRUST
(Short Form)

Reference:

Grantor (last, first, middle initial): OLSON, RALPH, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF BERNICE C. OLSON

Grantee (last, first, middle initial): OLSON, RALPH, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF BERNICE C. OLSON

Abbreviated Legal Description: Lot A: Lot 26 & 27, Block 6, Lake Cavanaugh Subdivision, Division 1
Lot B: Lot 28 & 29, Block 6, Lake Cavanaugh Subdivision, Division 1 (add'l legal page 2)

Assessor's Tax Parcel #: Lot A: P66471
Lot B: P66472

THIS DEED OF TRUST, made as of February 2, 2007, among **Ralph Olson, as the Personal Representative of the Estate of Bernice C. Olson**, as Grantor, whose address is 4168 Islander Way, Anacortes, WA 98221, Pacific Northwest Title Company as Trustee, whose address is 215 Columbia Street, Seattle, WA 98104; and **Ralph Olson, as the Personal Representative of the Estate of Bernice C. Olson**, as Beneficiary, whose address is 4168 Islander Way, Anacortes, WA 98221:

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

Lot A: Lot 26 and Lot 27, Block 6, "Lake Cavanaugh Subdivision, Division 1" as per plat recorded in Volume 5 of Plats, Page 37-43, Records of Skagit County, Washington.

Except that portion of the Lot 27 described as follows:

Beginning at a point on the Easterly line of said Lot 27, which bears N 13° 22' 29" E, 41.12 feet from the Southeasterly corner of said Lot 27; thence N 35° 49' 40" W, 16.28 feet; thence N 42° 33' 06" E, 25.27 feet to the Easterly line of said Lot 27; thence S 13° 22' 29" W along said easterly line 32.70 feet to the point of beginning.

Lot B: Lots 28 and 29, Block 6, "Lake Cavanaugh Subdivision, Division 1" as per plat recorded in Volume 5 of Plats, page 37-43, records of Skagit County, Washington.

Also that portion of Lot 27 of "Lake Cavanaugh Subdivision, Division 1" described as follows:

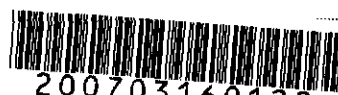
Beginning at a point on the Easterly line of said Lot 27, which bears N 13° 22' 29" E, 41.12 feet from the Southeasterly corner of said Lot 27; thence N 35° 49' 40" W, 16.28 feet; thence N 42° 33' 06" E, 25.27 feet to the Easterly line of said Lot 27; thence S 13° 22' 29" W along said easterly line 32.70 feet to the point of beginning.

which property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits thereof (the "Property").

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of **One Hundred Thirty-Seven Thousand and No One-Hundredths Dollars (\$137,000.00)**, 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 and 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 Beneficiary, and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary as Beneficiary's interests may appear and then to Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Beneficiary shall determine. Such application by Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of 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 attorneys' 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 Trustee incurred in enforcing the obligations secured hereby and Trustee's and attorneys' 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 by 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 thereof as may be necessary to satisfy fully 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. 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 Grantor and Beneficiary, or upon satisfaction of the obligations secured and written request for reconveyance made by 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 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 in which the Property is located, 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 sale, including a reasonable Trustee's fee and attorneys' fee; (2) to the obligations secured by this Deed of Trust; and (3) the surplus, if any, to the parties entitled thereto.

5. Trustee shall deliver its deed, without warranty, to the purchaser at the sale, which deed shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of Grantor's execution of this Deed of Trust, and such as Grantor 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 purchasers and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by applicable law 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 party unless such action or proceeding is brought by 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, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

WITNESS the hand of Grantor on the day and year first above written.

GRANTOR:

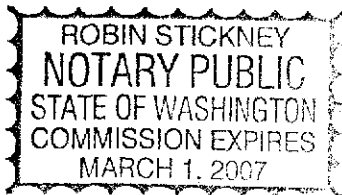
ESTATE OF BERNICE C. OLSON

By: [Signature]
Ralph Olson, as the Personal Representative of the Estate of Bernice C. Olson

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Ralph Olson, to me known or proven on the basis of satisfactory evidence to be the person who signed as Personal Representative of the Estate of Bernice Carol Olson, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

GIVEN under my hand and official seal this 26th day of February, 2007.



(Keep Notary seal within border.)

[Signature]
Print Name: Robin Stickney
Notary Public in and for the State of Washington, residing at: Woodinville
My commission expires: 3-1-2007



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Skagit County Auditor

REQUEST FOR FULL RECONVEYANCE

TO TRUSTEE:

The undersigned is the legal owner and holder of the promissory note and all other indebtedness secured by the within Deed of Trust. Said promissory note, together with all other obligations and 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 convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____

BENEFICIARY:

Mail reconveyance to _____

