

When recorded return to:

Helen A. Sobek
3100 N. 30th Street, Apt. #202
Mount Vernon, WA 98273



200806230208
Skagit County Auditor

6/23/2008 Page 1 of 6 3:41PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 128861-SE

Grantor: Mark Pedersen
Beneficiary: Helen A. Sobek

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 19th day of June, 2008 between MARK PEDERSEN, a single person, GRANTOR, whose address is P.O. Box 1294, LaConner, WA 98257, Land Title Company of Skagit, TRUSTEE, whose address is P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233 and HELEN A. SOBECK, as her separate property BENEFICIARY, whose address is 3100 N. 30th Street, Apt. #202, Mount Vernon, WA 98273.

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

Abbreviated Legal: Ptn Tr. 6, Burlington Acreage.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3867-000-006-0406, P62296, 3867-000-006-0919, P62303

which real property is not used principally for agricultural 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 of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained in this Deed of Trust, and payment of the sum of **TWO HUNDRED FIVE THOUSAND AND NO/100** Dollars (\$205,000.00) 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 of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, 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 **see additional terms and conditions; no later than July 1, 2011.**

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 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.
3. To keep all buildings now or hereafter erected on the property 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 secured by this Deed of Trust 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.
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 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.

5. 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 by this Deed of Trust 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. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. **DUE ON SALE: (OPTIONAL – Not applicable unless initialed by Grantor and Beneficiary)** The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

M.P.
Grantor (Initials)

AB
Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

8. 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 said obligation.

9. 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.

10. 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.

11. Upon default by Grantor in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. 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; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor had or had the power to convey at the time of the 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 purchaser and encumbrances for value.

13. 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.

14. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, 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 an action or proceeding in which Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/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.

16. **ADDITIONAL TERMS AND CONDITIONS:** (check one)

a. **Due Date: Within 10 days of close of sale of buyer's home located at 9540 McGlenn Drive, LaConner, WA 98257 but in any event no later than July 1, 2011.**

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)



200806230208
Skagit County Auditor

Dated: June 19, 2008

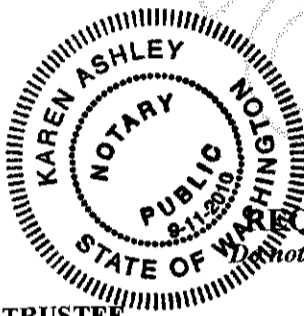
Mark Pedersen
Mark Pedersen

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Mark Pedersen**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 20, 2008

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2010



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 _____, _____



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Exhibit "A"

DESCRIPTION:

PARCEL "A":

The North 100 feet of the South ½ of the East ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT any portion thereof lying within the boundary of the following described tract:

Beginning at the Southeast corner of said Tract 6;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning.

TOGETHER WITH a tract of land located in the North ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the North ½ of said Tract 6;
thence South 89°46'07" West along the South line of the North ½ of Tract 6 a distance of 301.91 feet;
thence North 0°23'45" West a distance of 27.20 feet;
thence North 89°46'07" East a distance of 301.87 feet to the East line of said Tract 6;
thence South 0°30'15" East a distance of 27.20 feet to the point of beginning,

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT the North 100 feet of the South ½ of the East ½ of the East ½ of said Tract 6,

AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said tract;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning,



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Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "B" (continued):

ALSO EXCEPT that portion of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the East ½ of said Tract 6;
thence North 89°46' East along the South line of said Tract 6 a distance of 220.82 feet to a point on an existing fence line and the true point of beginning;
thence North 89°46' East 205.01 feet;
thence North 11°51' West a distance of 75.55 feet to a point in an existing fence line;
thence South 68°28' West along said fence line 203.61 feet to the true point of beginning,

AND ALSO EXCEPT that portion of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said East ½ of Tract 6;
thence South 89°46' West along the South line of said tract a distance of 120 feet to the true point of beginning for this description;
thence South 89°46' West a distance of 77.14 feet;
thence North 11°51' West, a distance of 75.55 feet;
thence North 68°28' East a distance of 98.60 feet to a point on the West line of the East 120 feet of said Tract 6;
thence South 0°30'15" East a distance of 109.80 feet to the true point of beginning,

AND ALSO EXCEPT that portion of Lots 6 and 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of the South ½ of said Lot 6;
thence South 89°46'07" West along the North line of said South ½ of Lot 6, 301.91 feet to the true point of beginning;
thence continue South 89°46'07" West along said North line, 320.39 feet to the Northwest corner of said South ½ of the East ½ of said Lot 6;
thence South 0°23'45" East along the West line of said East ½, 316.05 feet to the Southwest corner of said South ½ of the East ½ of Lot 6;
thence South 10°01'02" East 81.86 feet to an existing fence;
thence North 68°28'00" East, along said existing fence line 328.83 feet to a point that is South 0°23'45" East from the true point of beginning;
thence North 0°23'45" West, parallel with said West line, 277.26 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "C":

That portion of the South ½ of the East ½ of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 6;
thence North along the East line thereof to a point 264 feet North of the North line of the Burlington-Sedro-Woolley Highway;
thence Southwesterly to a point which is 120 feet West of the East line of said tract and 260 feet North of the South line thereof;
thence South to the South line of said Tract 6;
thence East to the point of beginning.

EXCEPT from the above any portion lying South of the following described line:

That portion of Tract 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract 6, which is 252 feet North of the North line of the Burlington-Sedro-Woolley Highway, as said Highway existed on August 20, 1951;
thence West 120 feet;
thence North 8 feet to the Northwesterly corner of a tract of land conveyed to Vernon L. Anderson, by Deed recorded September 15, 1951, under Auditor's File No. 465729, records of Skagit County, Washington; said point being the true point of beginning for the line;
thence Northeasterly to the East line of said Tract 6 to a point which is 264 feet North of the North line of the said Burlington-Sedro-Woolley Highway and the terminal point of the line.

Situate in the County of Skagit, State of Washington.



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