

AFTER RECORDING MAIL TO:

Name
Address
City, State, Zip

Filed for Record at Request of



200901200141
Skagit County Auditor

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Short Form
DEED OF TRUST GUARDIAN NORTHWEST TITLE CO
95818-2

THIS DEED OF TRUST, made this 20 day of January, 2009, between KL Property Investments, LLC, as GRANTOR, whose address is, 1204 Alpine Dr., Mount Vernon, WA 98274 and Guardian Northwest Title Company, as TRUSTEE, whose address is, PO Box 1667 or 1301 Riverside Dr. Mount Vernon, WA 98273, and Pasquale J. Senatore, Jr., as his separate estate, as BENEFICIARY, whose address is PO Box 2272 Mount Vernon, Washington 98273

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

Lots 17 and 18, "Valley View Addition", in the Southwest 1/4 of Section 13, Township 34 North, Range 3 EWM, as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington

The subject property is subject to a Deed of Trust dated August 16, 2006 and recorded January 22, 2007, which is recorded under Auditor's File number 200701220134, which by amendments and payments by the beneficiary has a present principal balance of \$150,000 and which is the obligation of the Beneficiary to pay and keep current. The underlying Deed of Trust is being collected at Trust Accounting Center (TSC) in Anacortes, WA. To facilitate keeping said loan current, the parties have agreed to have the obligations of the note secured by this Deed of Trust to be likewise collected at said TSC and any fees will be equally split between the parties. Further, it is agreed that any additional or optional principal payments made by the Grantor to the Beneficiary shall be applied against the principal due under said underlying obligation referenced.

Assessor's Property Tax Parcel/Account Number: P70122 and P70123

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, 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 Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum **Four hundred and twenty-five thousand and no/cents DOLLARS (\$425,000.00)** with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed or 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 Grantor 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 twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				


A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

KL Property Investments, LLC



Kurt F. Ahrens Member
Lori A. Ahrens Member
Kurt F. Ahrens guarantor
Lori A. Ahrens guarantor

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that Kurt F. Ahrens and Lori A. Ahrens, members of KL Property Investments, LLC are the persons who appeared before me, and said persons acknowledged that [they] signed this instrument and acknowledged it to be [their] free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: [1-20-09]

[Signature]
 Notary Public in and for the State of Washington
 Residing at [M-VERNOMI]
 My appointment expires: [1-7-11]

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

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 []

_____]

_____]

_____]

_____]

Mail reconveyance to []

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.

