

After Recording Return to:  
Northwest FCS – Country Home Department  
1700 South Assembly  
PO Box 2515  
Spokane, WA 99220-2515



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LAND TITLE OF SKAGIT COUNTY

138283-06

Customer/Note No: 052530441001

### DEED OF TRUST AND FIXTURE FILING

THIS DEED OF TRUST IS ALSO INTENDED TO BE A FIXTURE FILING.

On 12/13/2010, Michael Truxton Binder, who acquired title as Michael T. Binder and Darla Marie Binder, who acquired title as Darla M. Binder husband and wife, hereinafter called Grantors, whose address is

16826 Allen West Rd  
Bow, WA 98232

grant, convey, warrant, transfer and assign to UPF Washington, Incorporated, hereinafter called Trustee, whose address is 12410 E. Mirabeau Parkway, Suite 100, Spokane Valley, WA 99216, in trust with power of sale for the benefit of Northwest Farm Credit Services, FLCA, a corporation organized under the Farm Credit Act of 1971, as amended, hereinafter called Beneficiary, whose address is 1700 South Assembly Street, P.O. Box 2515, Spokane, Washington 99220-2515, property in Skagit County(ies), State of WA, more particularly described in Exhibit "A" attached hereto and made a part hereof.

Abbreviated Legal Description: Ptn NE 1/4 NE 1/4, 23-35-3 E W.M.  
Tax Parcel Number(s): P34694 & P115799

All irrigation equipment, now owned and used, in whole or in part, to irrigate the mortgaged property, together with all similar goods which may be acquired at any time, and any additions, replacements, substitutions and accessions.

Including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefore, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

The following described Note(s), Membership Agreements, security documents and any other documents or instruments signed in connection with the note(s) and security documents and any amendments thereto are collectively called the "Loan Documents." "Advances" shall include any amounts provided to Grantors under the terms of the Loan Documents and any amounts expended by Beneficiary to protect the Property or enforce its rights under the Loan Documents. This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any Loan Documents, and payment of the indebtedness under the terms of the Note(s) made

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by Grantors to the order of Beneficiary, with interest and charges as provided therein and in the Loan Documents, and any extensions, modifications or renewals thereof:

**DATE OF NOTE**

**PRINCIPAL AMOUNT**

**FINAL INSTALLMENT DATE**

**12/13/2010**

**\$280,000.00**

**01-01-2041**

The terms of the Note(s) and Loan Documents, described above, provide that the interest rate, payment terms or amounts due may be indexed, adjusted, renewed or renegotiated.

Grantors and each of them REPRESENT, WARRANT, COVENANT and AGREE:

1. That they have title to the Property free from encumbrances, except as described above, they have good right and lawful authority to convey and encumber the same; they will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever; and they agree this covenant shall not be extinguished by foreclosure or other transfers. Grantors authorize Beneficiary to file a financing statement and any continuations thereof, describing any personal property or fixtures described herein, without further signature by Grantor.
2. That this deed of trust also constitutes a Security Agreement granting Beneficiary a security interest in any and all personal property described above.
3. To keep all buildings and other improvements, now or hereafter existing, in good repair; not to remove or demolish or permit the removal or demolition of any building or other improvement; to restore promptly in a good and workmanlike manner, any building or improvement, which may be damaged or destroyed; to maintain and cultivate the Property in a good and husbandlike manner; not to change or permit change in the use of the Property; and not to do anything which would reduce the value of the Property; and Beneficiary shall have the right to enter upon the Property to make full inspection of the Property.
4. To maintain casualty insurance, naming Beneficiary as loss payee, on all buildings and improvements, against loss or damage by fire or other risks; to maintain liability insurance; to obtain flood insurance at any time it is determined that any building or improvement is located, in whole or in part, within a special flood hazard area; to pay all premiums and charges on all such insurance when due; and to provide Beneficiary satisfactory evidence of such insurance upon request. All such insurance shall be in such form(s), with such company(ies) and in such amount(s) as shall be satisfactory to Beneficiary.
5. To pay all debts and money, secured hereby, when due; to pay, when due, all taxes, assessments, rents and other charges upon the Property and to suffer no other encumbrance, charge or lien on the Property, which would be superior to this deed of trust, except as stated above.
6. To specifically assign and deliver to Beneficiary all rents, royalties, damages and payments of every kind, including without limitation insurance reimbursements and condemnation awards, at any time accruing, for any transfer, loss or seizure of the Property, any portion thereof or any rights therein; Beneficiary may, at its option, apply such amounts in any proportion to any of the indebtedness hereby secured; and application or release of such amounts shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice.
7. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property and its use, including without limitation all environmental laws; not to use or permit the use of the Property for any unlawful or objectionable purpose or for any purpose that poses an unreasonable risk of harm, or that impairs or may impair the value of the Property, or any part thereof; not to apply residue from waste water treatment facilities to the Property without prior written notice to Beneficiary; to remedy any environmental contamination

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or violation of environmental laws that may occur or be discovered in the future; to allow Beneficiary access to the Property to inspect its condition and to test and monitor for compliance with applicable laws (any inspections or tests made by Beneficiary shall be for Beneficiary's purposes only and shall not be construed to create any responsibility or liability on the part of Beneficiary to Grantors or to any other person); to forward copies of any notices received from any environmental agencies to Beneficiary; to provide Beneficiary copies of any independent test or inspection reports on the environmental status of the Property; and to indemnify and hold Beneficiary, its directors, employees, agents and its successors and assigns, harmless from and against any environmental claims of any kind, and all costs and expenses incurred in connection therewith, including, without limitation, attorney's fees.

8. That neither Grantors nor, to the best of Grantors' knowledge, any prior owner has created or permitted conditions on the Property, which may give rise to environmental liability; no enforcement actions are pending or threatened; no underground tanks are located on the Property except as already disclosed; any such underground tanks currently or previously located on the Property do not now and never have leaked and no contaminated soil is located on the Property; and Grantor's representations, warranties, covenants and indemnities herein and in the Loan Documents shall survive satisfaction of the Note(s) and Loan Documents, foreclosure of this deed of trust, acceptance of a deed in lieu of foreclosure or any transfer or abandonment of the Property.
9. To perform all terms and conditions of each water or other contract, described above, if any, and to promptly pay all sums due or to become due under each contract so that no delinquency or default will occur under such contract(s); not to apply or enter into any federal, state or local program which limits or restricts the use of the Property, in any way without prior written consent of Beneficiary; to perform all acts necessary to perfect and maintain any water permit, certificate, license or other water interest, however designated, described in or used in conjunction with the real property described above; any assignment of any such interest during the term of this deed of trust, naming Beneficiary as an assignee shall be for security purposes and shall not alter Grantors' obligations hereunder; and any failure of Grantors to perform any such obligation shall constitute an event of default.
10. That the term "Grazing Rights," as hereinafter used refers to that portion of the Property, if any, consisting of grazing leases, permits, licenses, privileges, and preferences, or any of them, which have or will be assigned, conveyed or waived to Trustee or Beneficiary, together with any additions, renewals, replacements or substitutions thereof; if any portion of the Grazing Rights is a leasehold interest in state lands, such leasehold shall be considered to be real property; such leasehold and all other real property portions of the Property constitute a single operating unit; and in the event of foreclosure, Beneficiary shall have the right to have such leasehold and the other real property sold as a unit and not in parcels; any statements and representations in any applications for Grazing Rights are true and correct; Grantors have received no notice that the Grazing Rights have or are to be terminated, cancelled or modified; and any termination or cancellation of any of the Grazing Rights shall constitute an event of default under this deed of trust.
11. To execute any instrument deemed necessary by the Beneficiary to assign, convey or waive such Grazing Rights to the Trustee; to pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing the Grazing Rights; to take no action which would adversely affect the Grazing Rights; to procure renewals of the Grazing Rights upon or prior to their expiration date; to operate the lands covered by the Grazing Rights in conjunction with the other real estate portion of the Property and not to convey or attempt to convey either separately; to forward to Beneficiary copies of any notices received by Grantors regarding the Grazing Rights; and in the event of foreclosure of this deed of trust, to waive all claims for preference in the Grazing Rights upon demand from the purchaser of the Property at Trustee's or foreclosure sale, or from any successor to such purchaser.

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12. That if the Property is within an irrigation block and/or subject to water service contract(s) governed by the provisions of "Federal reclamation law," and the regulations issued thereunder, Grantors shall comply with the terms and provisions of said laws, regulations and contracts; Grantors, and each of them, for themselves, their heirs, successors and assigns, hereby appoint Beneficiary their attorney-in-fact to select and designate the portion of the property to be subject to a recordable contract, in the event Grantors become subject to the excess land limitation; if Grantors fail to comply with the terms of said law, regulations or contracts, or if the delivery of water for the irrigation of the Property is discontinued in whole or in part, Grantors shall be in default; in the event the Bureau of Reclamation determines that continued drainage maintenance on the Property is no longer feasible, and Grantors purchase other lands offered as a preference purchase right (as an adjustment for wetlands), Grantors shall execute a supplemental deed of trust on such lands in favor of the Beneficiary; and failure to execute such deed of trust on demand, shall constitute an event of default.
13. That in the event of default in any of the covenants or agreements herein, or in any of the Loan Documents, Beneficiary may, at its option, perform the same, in whole or in part; any advances, attorney fees or costs, paid or incurred by Beneficiary to protect or enforce its rights under the Loan Documents, in bankruptcy, appellate proceedings or otherwise, shall be payable on demand and shall become a part of the obligation secured by this deed of trust.
14. That the indebtedness and obligations secured by this deed of trust are personal to the Grantors and are not assignable by Grantors; Beneficiary relied upon the credit of Grantors, the interest of Grantors in the Property and the financial market conditions then existing when making this loan; if Grantors sell, transfer or convey or contract to sell, transfer or convey the Property, or any portion thereof, or if the ownership of any corporation or partnership, owning all or any portion of the Property shall be changed either by voluntary or involuntary sale or transfer or by operation of law, without prior written consent of Beneficiary, or if Grantors default in the payment of the indebtedness, or with respect to any warranty, covenant or agreement in the Loan Documents or if a receiver or trustee for any part of the Property is appointed, or if any proceedings under the bankruptcy or insolvency laws is commenced by or against Grantors, or if Grantors become insolvent, or if any action is commenced to foreclose or enforce a lien on any portion of the Property, then, Grantors shall be in default hereunder.
15. If this deed of trust is a residential deed of trust, subject to Truth in Lending Disclosures, that during the existence of the indebtedness hereby secured, Beneficiary, at its option, may collect additional amounts and pay real property taxes and special assessments levied against the Property; Beneficiary may elect at any time to pay or not to pay taxes and assessments; notice to any person liable for or making the payments upon the indebtedness hereby secured, or actual payment of any taxes or assessments by Beneficiary shall constitute an election by Beneficiary to pay taxes and assessments; Beneficiary may elect to pay such taxes and assessments either prior to or after collecting such additional amounts necessary to make each payment; if Beneficiary elects to pay such taxes and assessments prior to collecting such additional amounts, Beneficiary may add the amounts expended by it for taxes and assessments to the note(s) balance at the time the payment is made and such amount shall bear interest as provided in the note(s) and shall be secured by the Loan Documents; after any payment of taxes or assessments by Beneficiary, or after notice of Beneficiary's election to pay taxes and assessments, if given in advance of paying the taxes and assessments, Grantors shall pay to Beneficiary on the first day of each month, commencing with the next installment, in addition to the scheduled installments of principal and interest due under the note(s), an amount equal to 1/12 of the annual real property taxes and special assessments as estimated by Beneficiary; such additional payments shall continue until any subsequent election by Beneficiary not to pay taxes and assessments.
16. That time is of the essence and in the event of default, at Beneficiary's option, the entire indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate set forth in the Loan Documents for delinquent payments; Beneficiary shall have the right to foreclose the lien of this deed of trust or to direct Trustee, in writing, to foreclose this deed of trust by notice and sale, to have a receiver appointed in any court

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proceeding, to collect any rents, issues and profits from the Property and to deliver them to Beneficiary to be applied as provided above and to exercise any rights and remedies available under the Uniform Commercial Code for the state in which the property is located; and reasonable notice if required by such Code shall be five (5) days.

17. That Beneficiary may from time to time, in writing and without further notice or consent, release any person from liability for payment of any of the indebtedness or extend the time or otherwise alter the terms of payment of any of the indebtedness; and Trustee may, with written consent of Beneficiary, at any time and from time to time, and without affecting the liability of any person:
  - a. Join in any subordination or other agreement affecting this deed of trust or lien or charge thereof.
  - b. Reconvey, without warranty, any or all of the Property.
18. That after all sums secured hereby have been paid, upon receipt of the deed of trust and note and payment of its fees, Trustee shall reconvey without warranty the Property, as provided by law. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
19. That, in the event of foreclosure of this deed of trust by notice and sale, the power of sale shall be exercised by the Trustee according to and under the authority of the law pertaining to deeds of trust then in effect in the state in which the Property is situated; Trustee shall deliver to purchaser its deed, without warranty, containing recitals demonstrating compliance with the requirements of such law.
20. To surrender possession of such premises within the time period provided by law; in the event Beneficiary is purchaser of the Property and possession is not delivered, as provided by law, to pay Beneficiary the costs and the expenses, including reasonable attorney fees, incurred in any suit or action by Beneficiary to obtain possession of the premises.
21. That Trustee accepts this trust when this deed, duly executed and acknowledged is recorded as provided by law; any Trustee lawfully appointed by Beneficiary as a substitute or successor Trustee shall succeed to all the powers and duties of the Trustee named herein; Trustee is not obligated to notify any party hereto of the pending sale under any other deed of trust or any action or proceeding in which Grantors, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by Trustee.
22. That as used herein, the term "deed of trust" shall be synonymous with the terms "trust indenture" and "trust deed"; the term "Grantors" shall be synonymous with the term "Trustors" as used in any of the laws of the state in which the Property is situated; the term "Beneficiary" shall mean the holder and owner of any Note secured hereby, or if any Note(s) has been pledged, the pledgee thereof.
23. That the failure of Beneficiary to exercise any right or option provided herein, at any time shall not preclude Beneficiary from exercising any of such rights at any other time; the covenants and agreements contained herein shall be binding on and inure to the benefit of the parties and their respective heirs, successors and assigns; all rights conferred on Beneficiary or on Trustee are cumulative and additional to any rights conferred by law; and if any provision is found to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof and the deed of trust shall be construed as though such provision had been omitted.
24. That Grantors and each of them join in this instrument for the purpose of subjecting each of their right, title and interest, if any, in the Property, whether of record or otherwise and including any right to possession, to the lien of this deed of trust.

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Michael T. Binder  
Michael T. Binder

Darla M. Binder  
Darla M. Binder

STATE OF Washington )

)ss.

County of Skagit )

On this 14th day of December, 2010, before me personally appeared **Michael T. Binder**, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.

ANNELIESE MARIA FARRELL  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 6-28-2012

Anneliese Maria Farrell  
Printed name Anneliese Maria Farrell

Notary Public for the State of Washington

Residing at LaConner

My commission expires 6/28/12

STATE OF Washington )

)ss.

County of Skagit )

On this 14th day of December, 2010, before me personally appeared **Darla M. Binder**, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.

ANNELIESE MARIA FARRELL  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 6-28-2012

Anneliese Maria Farrell  
Printed name Anneliese Maria Farrell

Notary Public for the State of Washington

Residing at La Conner

My commission expires 6/28/12

Beneficiary acknowledges that this deed of trust is subject to a security interest in favor of CoBank, ACB (Bank) and by its acceptance hereof and pursuant to and in confirmation of certain agreements and assignments by and between Beneficiary and Bank, does assign, transfer and set over the same unto Bank, its successors and assigns, to secure all obligations of Beneficiary to Bank, provided that pursuant to such agreements and assignments Beneficiary has authority to perform all loan servicing and collection actions and activities hereunder, including

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without limitation thereto, releasing in whole or in part and foreclosing judicially or otherwise this deed of trust until the Bank, by instrument recorded in the office in which this deed of trust is recorded, revokes such authority.

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**Schedule "A-1"**

**138283-OE**

**DESCRIPTION:**

A tract of land in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Beginning on the North line of said Section 23, at a point South 504.79 feet West of its Northeast corner; thence Southerly to the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  at a point 554.04 feet West of its Southeast corner; thence West, 455.71 feet along the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence Northerly parallel with the East line of said Tract to the North line of said Section 23; thence East, 455.71 feet to the point of beginning, EXCEPT the North 20 feet thereof, AND ALSO EXCEPT the following described tract:

Beginning at a point on the North line of said Section 23, a distance of 504.79 feet West of the Northeast corner of said Section; thence South 315 feet on a line which, if extended would intersect the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, 554.04 feet West of the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West, 147.5 feet; thence North, 183 feet on a line which if extended would intersect the North line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, 147.5 feet from the point of beginning; thence Westerly parallel to the North line of said Section, a distance of 95 feet; thence North to the Southeast corner of that certain tract conveyed to Norman T. Dahl, et ux, by Deed recorded March 11, 1970, under Auditor's File No. 736849; thence West along the South line of said tract and said South line extended, a distance of 99.36 feet, more or less, to the Southwest corner of that certain tract conveyed to Norman T. Dahl, et ux, by Deed recorded June 12, 1950, under Auditor's File No. 446804; thence North along the West line of said tract, 120 feet to the North line of said Section 23; thence East to the point of beginning.

AND ALSO EXCEPT that portion, if any, lying West of the East line of Short Plat No. 46-75, as filed October 29, 1975, and recorded under Auditor's File No. 825510.

AND ALSO EXCEPT the following described parcel:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying in Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Section 23, which point bears North  $89^{\circ}51'45''$  West, a distance of 504.79 feet from the Northeast corner of said Section; thence South  $3^{\circ}19'51''$  East, a distance of 315 feet on a line which if extended would intersect the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, a distance of 554.04 feet West of the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North  $89^{\circ}51'45''$  West parallel with the North line of said Section, a distance of 147.5 feet to the Southwest corner of that tract of land conveyed to Christina Egerer by that instrument dated July 8, 1994, and recorded July 12, 1994, under Auditor's File No. 9407120043, records of Skagit County, Washington, and which point is the true point of beginning of this property description;



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## DESCRIPTION CONTINUED:

thence continuing North 89°51'45" West along a line parallel with the North line of said Section, a distance of 201.63 feet, more or less, to a point which bears South 3°19'51" East, a distance of 194.82 feet, more or less, from the Southwest corner of that tract of land, as conveyed to Norman T. Dahl and Patricia Y. Dahl, husband and wife, from McKinley Loop and Frankie Loop by that instrument dated October 1, 1949, and recorded in Volume 239, page 689, under Auditor's File No. 446804, records of Skagit County, Washington; thence North 3°19'51" West, a distance of 194.82 feet, more or less, to the Southwest corner of said Norman T. Dahl tract;

thence South 89°51'45" East parallel with the North line of said subdivision and along the South line of said Norman Dahl tract and Easterly projection thereof, a distance of 106.63 feet, more or less, to a point on the West line of that tract of land conveyed to Bud Dahl and Charlotte Dahl, husband and wife, from McKinley Loop and Frankie Loop by that instrument dated July 30, 1955, and recorded August 18, 1955, under Auditor's File No. 522705, records of Skagit County, Washington, said point being also the Southeast corner of that tract of land conveyed to Norman T. Dahl and Patricia Y. Dahl, husband and wife, from McKinley Loop and Frankie Loop by that instrument dated February 2, 1970, and recorded March 11, 1970, under Auditor's File No. 736849, records of Skagit County, Washington;

thence South 3°19'51" East along the West line of said Bud Dahl Tract, a distance of 11.82 feet, more or less, to the Southwest corner thereof;

thence South 89°51'45" East along the South line of said Bud Dahl tract, a distance of 95.00 feet to a point on the West line of said Christina Egerer Tract and which point is the Southeast corner of said Bud Dahl tract;

thence South 3°19'51" East along the West line of said Christina Egerer tract, a distance of 183.00 feet to the true point of beginning of this property description.

Situate in the County of Skagit, State of Washington.



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