

When recorded return to:

STEVAN GRUBIC
5240 Premiere Hills Cir.
Unit 112
Woodland Hills, CA 91364



201109260054
Skagit County Auditor

9/26/2011 Page

1 of

5 1:54PM

DATE: September 9, 2011

Tax Parcel or Account Number(s): P45100 351012-0-004-0009

Legal Description: (Abbreviated):

SECTION 12, TOWNSHIP 35-NORTH, RANGE 10; PTN. GOV LOT 1 & SECTION 13-35-10. PTN. GOV. LOT 1

For full legal description, see Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein,

CHICAGO TITLE
620013391

DEED OF TRUST

(For use in the State of Washington only)

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

THIS DEED OF TRUST, made this 9th day of September, 2011 between VESNA GRUBIC, as her sole and separate property, as GRANTOR, whose address is 168 N. Clark St, #3 Beverly Hills, CA 90211 and OLD REPUBLIC, LTD., a limited company as TRUSTEE, whose address is 4114 198th Street SW, Suite 4 Lynnwood, WA 98036 and STEVAN GRUBIC, a single man, as BENEFICIARY, whose address is 5240 Premiere Hills Cir. Unit 112, Woodland Hills, CA 91364.

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

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.

ACCOMMODATION RECORDING

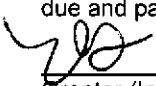
This deed is for the purpose of securing performance of each agreement of Grantor(s) herein contained, and payment of the sum of EIGHTY THOUSAND and zero /100 Dollars (\$80,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be 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 by September 1, 2012.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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; 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 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(s). 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(s) 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 hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor(s) 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.
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.



 Grantor (Initials)



 Beneficiary (Initials)

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(s) 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(s) 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; and (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(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they 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 an action or proceeding in which Grantor(s), 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 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.

9/9/11

 Dated

Vesna Grubic

 VESNA GRUBIC

CALIFORNIA
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT LOS ANGELES) ss.

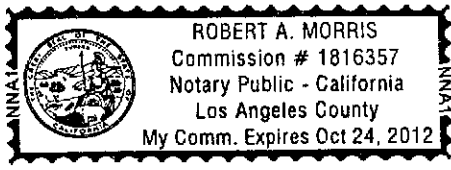
I certify that I know or have satisfactory evidence that VESNA GRUBIC is the person who appeared before me, and said person(s) acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN to me on: 09/09/2011

Dated:

Robert A. Morris

 Notary name printed or typed: ROBERT A. MORRIS
 Notary Public in and for the State of CALIFORNIA
 Residing at LOS ANGELES
 My appointment expires: 10/24/2012
 | ss.



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: _____



201109260054
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EXHIBIT A

PARCEL "A"

THE WEST 90 FEET OF THE EAST 365 FEET OF THAT PART OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LYING SOUTH OF STATE HIGHWAY NO. 20, AS SAID HIGHWAY EXISTED ON OCTOBER 17, 1967.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 275 FEET OF ITS SOUTHEAST CORNER; THENCE CONTINUE WEST ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1, 90 FEET; THENCE SOUTH TO THE SKAGIT RIVER; THENCE EAST ALONG THE BANK OF THE SKAGIT RIVER TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

PARCEL "C"

THE WEST 85 FEET OF THE EAST 270 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LYING SOUTH OF THE STATE HIGHWAY.

PARCEL "D"

THAT PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 185 FEET WEST OF ITS SOUTHEAST CORNER; THENCE SOUTH TO THE SKAGIT RIVER AND TERMINAL POINT OF SAID LINE

EXCEPTING FROM SAID PARCEL "D", THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF PARCEL "B" ABOVE

NOTE: FOR INFORMATIONAL PURPOSES

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDMENT RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

SECTION 12, TOWNSHIP 35 NORTH, RANGE 10; PTN. GOV LOT 1 & SECTION 13-35-10. PTN. GOV. LOT 1



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