

When recorded return to:

Donald L. Rooks, Trustee  
720 Elvira Avenue, Apt. #107  
Redondo Beach, CA 90277



201305060151

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Recorded at the Request of:  
Guardian Northwest Title  
File No.: A105249

**DEED OF TRUST**

(For use in the State of Washington only)

GUARDIAN NORTHWEST TITLE CO.

A105249-3

THIS DEED OF TRUST, made this 26th day of April, 2013 between Susan G. Rooks, a married woman as her separate estate, GRANTOR, whose address is 1219 10th Street, Anacortes, WA 98221, Guardian Northwest Title, TRUSTEE, whose address is 1301-B Riverside Drive, Mount Vernon, WA 98273 and Donald L. Rooks, Trustee of the Gordon F. Rooks Irrevocable Trust dated June 11, 2003, BENEFICIARY, whose address is 720 Elvira Avenue, Apt. #107, Redondo Beach, CA 90277.

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:

Section 31, Township 36 North, Range 2 East; Ptn. Gov. Lots 1 and 2; and  
Ptn. Lots 31 and 32, "ORCHARD BEACH TRACTS"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P47315, 360231-0-003-0006, P47329, 360231-0-017-0000, P67749, 3964-000-032-0000

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 SIXTY TWO THOUSAND NINE HUNDRED SIXTY FIVE AND 11/100 Dollars (\$62,965.11) 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 April 7, 2017.

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.

  
Grantor (Initials)

\_\_\_\_\_  
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.



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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: NONE

Dated: April 26, 2013

Susan G. Rooks  
Susan G. Rooks

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Susan G. Rooks is the person who appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-1-13

Vicki L. Hoffman  
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at: Anacortes, WA  
My appointment expires: 10/08/2013



**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"**

**PARCEL A:**

That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.68 feet North of the Southwest corner thereof; thence North 1 degree 25'30" East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthorne, et ux, by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington.; thence East along the South line of said Dunthorne Tract and parallel to the South line of said Government Lot 2, 197.83 feet; thence South 88°49'18" East a distance of 7.14 feet to the West line of a tract conveyed to Melvin D. Pleas and Patricia M. Pleas by Harold R. Rooks and Harriet F. Rooks (Parcel 5) by document recorded under Auditor's File No. 8504170014, records of Skagit County, Washington; thence South 2°48' East along the West line of said Pleas tract (Parcel 5) 164.35 feet to the Southwest corner of said tract, said point also being on the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington; thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 196.07 feet; thence North 1 degree 25'30" East, 37.5 feet; thence West 29.0 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress as described in documents recorded April 17, 1985 and September 17, 1985 under Auditor's File Nos. 8504170014 and 8509170011, records of Skagit County, Washington.

**PARCEL B:**

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay 480.91 feet North and 433.29 feet West of the Southeast corner of said Lot 2, (the East line of said Lot 2 bears North 0°36' East); thence South 20°52' West 75.0 feet; thence North 69°08' West 30.0 feet; thence North 20°52' East 75.0 feet to the high water line of Padilla Bay; thence South 69°08' East 30.0 feet to the point of beginning.

TOGETHER WITH second class tidelands adjoining.



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**PARCEL C:**

A tract of land in Government Lot 1 of Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 1°25'30" East along the East line of said lot a distance of 162.18 feet, more or less, to the North line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under Auditor's File No. 574003 and the true point of beginning of this description; thence from said true point of beginning continue North 1°25'30" East along the East line of said Lot 179.4 feet to the Southeasterly corner of that certain tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under Auditor's File No. 612263; thence Northwesterly along the Southerly line of said Stockton tract, a distance of 132.0 feet to the Southwesterly corner thereof; thence North 69°08' West along the Southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under Auditor's File No. 510598, a distance of 350.0 feet to the Southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File No. 397655; thence South 59°31'40" West to the Northeast corner of Lot 30 of the "Plat of Orchard Beach Tracts," as recorded in Volume 4 of plats, page 45, records of Skagit County, Washington; thence South along the East line of said Lot 30, a distance of 444.71 feet to the South line of said Lot 1 of Section 31, Township 36 North, Range 2 East, W.M.; thence East along the South line of said Lot 1, a distance of 571.8 feet to the Southwest corner of said tract conveyed to Tom Wendel by instrument recorded under Auditor's File No. 574003; thence North along the West line of said Wendel tract, a distance of 162 feet, more or less, to the Northwest corner thereof; thence East along the North line of said Wendel tract a distance of 100.0 feet to the true point of beginning.



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