

Return Address:

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Harrigan Leyh Farmer & Thomsen  
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Seattle, WA 98104



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Skagit County Auditor

\$79.00

5/8/2017 Page

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## DEED OF TRUST

**Reference Number(s) of related document(s):** n/a

**Grantor:** Jay M. Friedman, M.D., and Jennifer L. Friedman, M.D., husband and wife

**Grantee:** 1) Harrigan Leyh Farmer & Thomsen LLP  
2) Chicago Title Insurance Company.

**Legal Description (abbreviated):** Lots 23 - 28, Orchard Beach Tracts, Map Book 4, Map Page 45, Skagit County, Washington.

Full legal(s) on Exhibit A.

**Assessor's Tax Parcel ID Number:** P67734 (3964-000-023-0001); P67742 (3964-000-028-0204)

THIS DEED OF TRUST, made this 21<sup>st</sup> day of April, 2017, between Jay M. Friedman, M.D., and Jennifer L. Friedman, M.D., husband and wife, **Grantor**, Chicago Title Insurance Company, **Trustee**, whose address is 125 Commercial St, Mt Vernon, WA 98273, and Harrigan Leyh Farmer & Thomsen LLP, **Beneficiary**,

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

ATTACHED HERETO AS 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.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of Four Hundred Ninety Five Thousand Dollars (\$495,000.00) 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 hereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

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 thereof; 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 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. 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.

3. 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.

4. 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.

5. Should Grantor 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.

**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 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 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; (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 had or had the power to convey at the time of his execution of this Deed of Trust, and such as he 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.

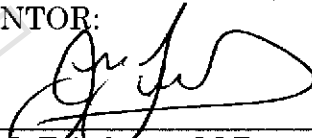
7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested


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 any action or proceeding in which Grantor, 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 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. The amount of Three Hundred Ninety Six Thousand (\$396,000) ("Release Price") is due upon the sale, encumbrance or transfer of the property described above. The transfer restrictions in the promissory note are incorporated herein by this reference. Notwithstanding the restrictions set forth in Section 3 above, upon Grantor's request, Beneficiary shall release its lien under this Deed of Trust upon payment of Release Price.

GRANTOR:

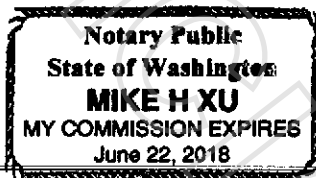
  
\_\_\_\_\_  
Jay M. Friedman, M.D.

  
\_\_\_\_\_  
Jennifer L. Friedman, M.D.

STATE OF WASHINGTON )  
COUNTY OF King )ss.

I certify that I know or have satisfactory evidence that **Jay M. Friedman, M.D., and Jennifer L. Friedman, M.D., husband and wife,** are the persons who appeared before me, and said person 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 Apr 21, 2017.



Name MIKE H XU  
NOTARY PUBLIC, State of Washington  
My appointment expires JUN 22, 2018

**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.

Date: \_\_\_\_\_ By \_\_\_\_\_

**Exhibit A**  
**Legal Description**

**Tract 23 of the "PLAT OF ORCHARD BEACH TRACTS, SKAGIT COUNTY, WASHINGTON", recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington;**

**TOGETHER WITH tidelands of the Second Class adjacent thereto; ALSO that portion of Tract 28 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County and of the vacated street (Sea View Drive) adjoining described as follows:**

**Beginning at the most Westerly corner of Tract 23 of said Plat; thence South 37 degrees 24' East along the Southwesterly line of said Tract 202.86 feet to the most Southerly corner of said Tract; thence South 52 degrees 36' West along the Northwesterly line of those premises conveyed to Frances A. Owen by Deed dated May 20, 1955, filed July 1, 1957 under Auditor's File No. 553223 and recorded in Volume 287 of Deeds at page 741, a distance of 254.6 feet; thence West 270.47 feet to the East line of the County Road; thence North 1 degree 25'30" East along said County Road 49.52 feet; thence North 52 degrees 36' East 438.4 feet to the point of beginning.**

**ABBREVIATED LEGAL: Lot(s) 23 - 28, of ORCHARD BEACH TRACTS, Map Book 4, Map Page 45**