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10/17/2018 03:36 PM Pages: 1 of 3 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Coach Corral, Inc.
3906 Cedardale Road
Mount Vernon, WA 98274

Grantor(s): **Dana George & Susan J. George**
Grantee: **Coach Corral, Inc.**
Trustee: **Land Title & Escrow of Skagit and Island County**
Abbreviated Legal: **LOT 41, SKYLINE NO. 6**
Assessor's Tax Parcel No: **P57799**

FIRST AMERICAN W2018-279

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the title GUARDIAN NORTHWEST TITLE CO.

DEED OF TRUST

10207
ACCOMMODATION RECORDING ONLY

THIS DEED OF TRUST, made this **09/22/2018** between Grantors **Dana George & Susan J. George**, a married man and woman whose address is **2119 33rd Street, Anacortes, Washington, 98221**, and Coach Corral, Inc. as Grantee, whose address is **3906 Cedardale Road, Mount Vernon, WA 98274**, and Trustee **Land Title & Escrow of Skagit and Island County**, whose address is **111 E. George Hopper Road, Burlington, Washington 98233**.

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

Legal Description: **LOT 41, "SKYLINE NO. 6" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 64 THROUGH 67A, INCLUSIVE, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Tax Parcel Numbers(s): **3822-000-041-0001, P59432**

Which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now and hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits of the property.



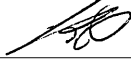
This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained in the Deed of Trust, and payment of the sum of **Two hundred and forty-two thousand, eight hundred and sixty-eight dollars and 29 cents (\$242,868.29)** with interest. In accordance with the terms of a promissory note of even date herewith, payable to Grantee 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 Grantee to Grantor, or any of the Grantors' 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 **June 22, 2019**.

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 Grantee, and be in such companies as the Grantee may approve and have loss payable first to the Grantee, 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 Grantee shall determine. Such application by the Grantee shall not cause discontinuance of any proceedings to foreclose the 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 sales.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Grantee 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 Grantee 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, Grantee 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: The property described in this security instruments may not be sold or transferred without the Grantee's consent. Upon breach of this provision, Grantee may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

 _____	 _____	 _____
Dana George	Susan J. George	Coach Corral, Inc.
GRANTOR (Initials)		GRANTEE (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 Grantee to be applied to said obligation.
9. By accepting payment of any sum secured by his Deed of Trust after its due date, Grantee 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 Grantee 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 grantee, subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Grantee, 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 sales 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; grantee 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 Grantee, Grantee 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 or pending sale under any other Deed of Trust or of an action or proceeding in which Grantor, Trustee, or Grantee shall be a party unless such action or proceeding is brought by the Trustee.

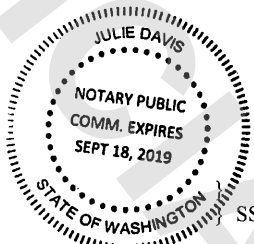
15. This Deed of Trust applies to, insures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors and assigns. The term Grantee shall mean the holder and owner of the note secured hereby, whether or not named as Grantee herein.

16. ADDITIONAL TERMS AND CONDITIONS: NONE.

Dated: 9-22-18

[Signature]
Dana George

[Signature]
Susan J. George



STATE OF Washington
County of _____ SS:

I certify that I know of have satisfactory evidence Dana George
& Susan George are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute this instrument to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/22/18

[Signature]
Notary Signature
Notary Public in and for the State of Washington
Residing at Snohomish WA
My appointment expires: 9/18/19

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when note has been paid.

To: Coach Corral, Inc

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 for 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 _____

