

When recorded return to:
Sandra Everlove and Marcus Rempel
2210 33RD Ave. S.
Seattle, WA 98144

Filed for record at the request of:

ACCOMMODATION RECORDING



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051845

Escrow No.: 620051845

DEED OF TRUST

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 27th day of June, 2022 between

David W. Weitzel and Kayle Shulenberger, a married couple

as GRANTOR(S),

whose address is 9518 Samish Island Rd, Bow, WA 98232

and

Chicago Title Company of Washington

as TRUSTEE,

whose address is 425 Commercial St, Mount Vernon, WA 98273

and

Sandra Everlove and Marcus Rempel, A Married Couple

as BENEFICIARY,

whose address is 2210 33rd Ave S, Seattle, WA 98144

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in , :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. G.L. 2, 26-36-2E, W.M.

Tax Parcel Number(s): P123400 / 360226-4-004-0100

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 of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars (\$255,000.00) 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 Grantor(s)' 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 on

May 18, 2023

DEED OF TRUST
(continued)

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.

* MR SE

Grantor initials

* S

Beneficiary initials

8. NO FURTHER ENCUMBRANCES: (OPTIONAL - *Not applicable unless initialed by Grantor and Beneficiary.*) As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.

* MR SE

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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. 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.

DEED OF TRUST
(continued)

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.

* AW KS
Grantor initials

* _____
Beneficiary initials

8. **NO FURTHER ENCUMBRANCES: (OPTIONAL - Not applicable unless initialed by Grantor and Beneficiary.)** As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.

* AW KS
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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. 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.

DEED OF TRUST
(continued)

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 by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby 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.
5. 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(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 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(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. ADDITIONAL TERMS AND CONDITIONS: (check one)
 - a. None
 - b. As set forth on the attached Exhibit "B" which is incorporated by this reference.

(Note: If neither "a" or "b" is checked, then option "a" applies.)

David W. Weitzel
David W. Weitzel

Kayle Shulenberger
Kayle Shulenberger

State of Washington
County of Skaagit

This record was acknowledged before me on 07/13/2022 by David W. Weitzel and Kayle Shulenberger

Jana K. Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

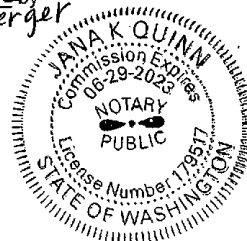


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123400 / 360226-4-004-0100

Parcel "A":

That Portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner; thence North 1° 03' 26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb Jr., by deed recorded May 14, 1980 under Auditor's File No. 8005140004, records of Skagit County, Washington, and the true point of beginning; thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington; thence South 85° 30' 56" West, along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract; thence North 0° 47' 39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H.R. Roney Road No. 295; thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet; thence South 0° 47' 39" West, a distance of 280.00 feet, more or less, to a point South 85° 30' 56" West, of the true point of beginning; thence North 85° 30' 56" East, a distance of 200.55 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26; thence South 89° 44' 30" East, for a distance of 666.56 feet (called 662.05 feet in previous description), more or less, to the Southeast corner of the West 1/2 of said Government Lot 2; thence South 1° 03' 44" East, (called North 1° 03' 26" East on previous description) for a distance of 440.76 feet (called 441.61 feet on previous description) to a point 250.00 feet Southerly of the Southerly line of H.R. Roney Road No. 295 and being the Southeast corner of that certain parcel conveyed to Michael T. Johnson and Annette Everlove, husband and wife, by Statutory Warranty deed recorded under Auditor's File No. 200511030023 and being the true point of beginning; thence North 86° 44' 31" West, (called South 85° 30' 56" West, on previous description) along the South line of said Johnson-Everlove parcel for a distance of 198.15 feet (called 200.55 feet on previous description) to the Southwest corner of said Johnson-Everlove parcel; thence South 0° 47' 32" West (called South 0° 47' 39" West on previous description) along the Southerly projection of the West line of said Johnson-Everlove parcel for a distance of 53.55 feet; thence South 88° 56' 16" East for a distance of 197.76 feet, more or less, to the East line of said West 1/2 of Government Lot 2 at a point bearing South 1° 03' 44" West from the true point of beginning; thence North 1° 03' 44" East, along said East line for a distance of 45.96 feet, more or less, to the true point of beginning.

Situated in the County of Skagit, State of Washington

Parcel "B":

A 20.00 foot wide non-exclusive mutually beneficial easement for ingress, egress, and utilities over, under and across a portion of Government Lot 2, being 10.00 feet left (West and Northwest) and 10.00 feet right (East and Southeast) of the following described centerline:

BEGINNING at the Southeast corner of the West 1/2 of said Government Lot 2; thence North 89° 44' 30" West, along the South line of said Government Lot 2 for a distance of 184.10 feet to the true point of beginning of said centerline;

thence North 17° 09' 01" West, for a distance of 122.77 feet;

thence North 26° 11' 56" West, for a distance of 129.30 feet;

thence North 4° 27' 44" East, for a distance of 54.46 feet;

thence North 36° 54' 52" East, for a distance of 137.77 feet, more or less, to the Southwest corner of the above-described parcel and being the terminus of said centerline.

Except any portion thereof lying within Halloran Road.

EXHIBIT "A"
Legal Description

Sidelines of the above-described easement are to be lengthened or shortened as necessary to conform with property lines of the subject parcels.

Situated in the County of Skagit, State of Washington.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

_____	Signature	_____	Date
By: _____	Print Name		
Its: _____	Print Title		