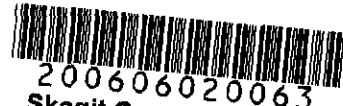


When Recorded Please Return To:
Landmark Building & Development, Inc.
638 Sunset Park Dr., Suite 215
Sedro-Woolley, WA 98284



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Skagit County Auditor

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This Space for Recorder's Use only

DEED OF TRUST

(For Use in the State of Washington Only)

Grantor(s): MICHAEL J. BEVERICK and CINDY M. BEVERICK, husband and wife

Beneficiary: LANDMARK BUILDING & DEVELOPMENT, INC., a Washington Corporation

Trustee: LAND TITLE COMPANY OF SKAGIT

Abbreviated Legal: That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December 16, 1981 and recorded December 17, 1981, in Volume 5 of Short Plats, page 147, records of Skagit County, WA, being a portion of the East 1/2 of Section 2, Township 34 North, Range 4 East, W.M.

Additional legal(s) on page:

Assessor's Tax Parcel Number: P23425 340402-3-009-0000

FIRST AMERICAN TITLE CO.

M8820

ACCOMMODATION RECORDING ONLY

THIS DEED OF TRUST, made this 15 day of JUNE, 2006 between MICHAEL J. BEVERICK and CINDY M. BEVERICK, **GRANTOR**, whose address is 22814 Mud Lake Rd., Mount Vernon, WA 98273, LAND TITLE COMPANY OF SKAGIT, **TRUSTEE**, whose address is P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233 and LANDMARK BUILDING & DEVELOPMENT, INC., a Washington Corporation, **BENEFICIARY**, whose address is 638 Sunset Park Dr., Suite 215, Sedro-Woolley, WA 98284.

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

That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December 16, 1981 and recorded December 17, 1981, in Volume 5 of Short Plats, page 147, records of Skagit County, WA, being a portion of the East 1/2 of Section 2, Township 34 North, Range 4 East, W.M.

BEGINNING at the SE corner of said Section 2 (SE section corner);

Thence North 89 degrees 32' 55" West 660.01 feet along the South line of said subdivision to the SW corner of the East 10.00 chains (600.00 feet), of said subdivision;

Thence North 0 degree 43' 49" East 1449.96 feet along the West line of said East 10.00 chains (also being the East line of said Lot 3, Skagit County Short Plat No. 51-81), and also being the West line of the "PLAT OF PARK ADDITION TO CLEAR LAKE WASH.", as per plat recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington, to the TRUE POINT OF BEGINNING;

Thence South 52 degrees 35' 57" West, 524.15 feet;

Thence North 32 degrees 19' 27" West 282.34 feet, more or less, to the Southerly margin of the as-constructed County Road commonly known as the Mud Lake Road;

Thence Northeasterly along said Southerly margin 632.4 feet, more or less, to said West line of the East 10.00 chains, at a point bearing North 00 degree 43' 49" East from the TRUE POINT OF BEGINNING;

Thence South 00 degree 43' 49" West along said West line 179.94 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

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 of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor(s) herein contained in this Deed of Trust, and satisfaction of the terms and conditions set forth in the Asset Purchase and Sale Agreement dated March 28th, 2006, up to a maximum Dollar amount of Eighty Five Thousand and 00/100 Dollars (\$85,000.).

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 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(s). 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(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 by this Deed of Trust 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. Beneficiary may pay the same, and the amount so paid, with interest at 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 the 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.

MTB CB
Grantor(Initials)

②
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.



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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(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.

11. 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 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(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.

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 any action or proceeding in which Grantor(s), Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

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: (check one)

a. ☒ NONE

OR

b. ☐ SUBJECT TO: prepayment penalties set forth in the Promissory Note.

Michael J.B.
MICHAEL J. BEVERICK

Cindy M. Beverick
CINDY M. BEVERICK

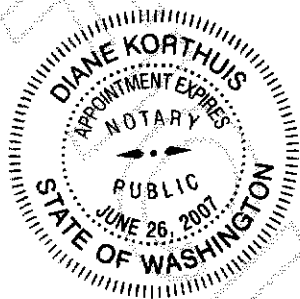


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me MICHAEL J. BEVERICK and CINDY M. BEVERICK to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of June, 2006



Diane Korthuis

Diane Korthuis

Print Name Here
NOTARY PUBLIC in and for the
State of Washington

Residing at Burlington

My Commission Expires: June 26, 2007

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 _____ day of _____, _____.



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