

FILED FOR RECORD AT REQUEST OF:

Tami Ann (Bounds) Taylor

WHEN RECORDED RETURN TO:

Mr. Kenneth Evans
Lewis, Evans & Pollino
506 Main
Mt. Vernon, WA 98273



201107070051

Skagit County Auditor

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Document Title: Deed of Trust
Grantor: Stephen Leroy Bounds
Grantee: Tami Ann (Bounds) Taylor
Tax Parcel No.: P37111
Reference No. of Documents Assigned/Released:

DEED OF TRUST

THIS DEED OF TRUST made this 30th day of June 2011, between Stephen Leroy Bounds, Grantor, whose address is P.O. Box 1091, Burlington, WA 98233, First American Title Company of Skagit County, as Trustee, whose address is 1301 Riverside Dr # D, Mount Vernon, WA 98273-2483 and Tami Ann (Bounds) Taylor, Grantee, whose address is 9721 District Line Road, Burlington, WA 98233.

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

Tax Parcel Number: P37111

And commonly known as 735 E. Fairhaven Street, Burlington, WA, 98233.

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 judgment against Grantor herein contained, and payment of the sum of two hundred and forty two thousand nine hundred and fifty dollars (\$242,950.00), with interest in accordance with the terms of a Promissory Note of June 30, 2011, herewith, payable to Grantee or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Grantee 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 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 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 hereby secured in such order as the Grantee shall determine. Such applications by the Grantee 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 Grantee or Trustee, and to pay all costs and expenses, including costs 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 hereby 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 hereinabove described, Grantee 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 Grantee to be applied to said obligation.

2. By accepting payment of any sum secured hereby 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.



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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 Grantee, or upon satisfaction of the obligation secured and written request for reconveyance made by the Grantee or the person entitled thereto.

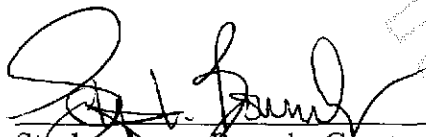
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Grantee. In such event and upon written request of Grantee, Trustee shall sell the 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 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 encumbrances 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; Grantee 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, 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 of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Grantee 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, devisee, 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.


Stephen Leroy Bounds, Grantor

State of Washington)
)
County of Snohomish) ss.

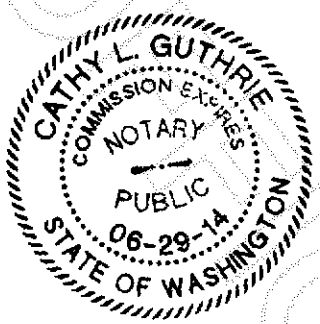
On this 3rd day of June, 2011, Stephen Leroy Bounds, personally appeared before me and is known to me to be the individual described herein and who executed the within and foregoing



instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

GIVEN under my hand and official seal this 30th day of June, 2011.



Cathy L. Guthrie

Printed Name: Cathy L. Guthrie
Notary Public for Washington State
Residing at: Lynnwood, WA
My commission: June 29, 2014

