

Filed for Record at Request of

Name

Address

City and State

## SAFECO TITLE INSURANCE COMPANY

## DEED OF TRUST

Registered ☒  
 Indexed, Jir ☒  
 Indirect ☒  
 Filmed ☒  
 Mailed ☒

SK-14940/ES-643

03-07-36-1-0-1500-00

THIS SPACE RESERVED FOR RECORDER'S USE:

FILED FOR RECORD  
 SKAMANIA CO. TITLE

Aug 18 3 43 PM '88

E. Mayfield  
 AUDITOR  
 GARY M. OLSON

THIS DEED OF TRUST, made this

day of

AUGUST

19 88

between

JAMES W. JOHNSTON, A SINGLE MAN

Grantor,

whose address is

SAFECO Title Insurance Company, a California Corporation, Trustee, whose address is 2615 4th Avenue, Seattle, Washington 98121, and  
 ELEANOR SZYDLO

Beneficiary.

whose address is

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

BEGINNING AT A POINT ON THE SOUTH LINE, AND 286.62 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 27° 52' WEST A DISTANCE OF 322.7 FEET TO INTERSECTION WITH THE NORTH LINE OF THE HENRY SHEPARD D.L.C. EXTENDED WEST; THENCE EAST 288.5 FEET TO THE INITIAL POINT OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO IVAN JOHN DONALDSON, ET UX, BY DEED DATED AUGUST 12, 1949, AND RECORDED SEPTEMBER 6, 1949 AT PAGE 502 OF BOOK 32 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 192 FEET; THENCE SOUTH 15° 10' EAST TO THE NORTHERLY LINE OF GROPPER ROAD AS PRESENTLY CONSTRUCTED; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID GROPPER ROAD TO A POINT WHICH BEARS SOUTH 15° 10' EAST FROM THE INITIAL POINT OF THIS DESCRIPTION; THENCE NORTH 15° 10' WEST TO THE INITIAL POINT. EXCEPTING THEREFROM THAT PARCEL DEEDED TO CONNIE R. BLISS, ET UX, BY DEED RECORDED SEPTEMBER 5, 1972 IN BOOK 64 ON PAGE 429.

ALSO LOT 1 OF THE GEORGE DE GROOTE SHORT PLAT AS RECORDED IN BOOK 2 OF SHORT PLATS ON PAGE 17, SKAMANIA COUNTY RECORDS.

THE PROPERTY ABOVE DESCRIBED AND SECURED BY THIS TRUST DEED SHALL NOT BE SOLD OR ASSIGNED WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY, HER HEIRS OR ASSIGNS.

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 \*\*\*\*\* ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100 \*\*\*\*\* Dollars (\$ 155,000.00 \*\*\*\*\* ) 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 thereof, 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 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 Beneficiary 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 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 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 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.

(continued on reverse side)

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 thereof 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 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 or Trustee's authorized agent, shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, (as amended), 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 or shall be deposited (less clerk's filing fee) with the clerk of the superior court of the county in which sale takes place.
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 purchasers 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 shall 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, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

James W. Johnston

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

On this day personally appeared before me  
JAMES W. JOHNSTON

to me known to be the individual described in 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.

GIVEN under my hand and official seal this

18<sup>th</sup> day of AUGUST 1988

Notary Public in and for the State of Washington

residing at Carson

MY COMMISSION EXPIRES: 8-15-89



STATE OF WASHINGTON  
COUNTY OF

On this 19 day of before me, the undersigned, a

Notary Public in and for the State of Washington, duly commissioned and sworn,  
personally appeared

and to me known to be the President and Secretary,  
respectively of  
the corporation that executed the foregoing instrument, and acknowledged the  
said instrument to be the free and voluntary act and deed of said corporation, for  
the uses and purposes therein mentioned, and on oath stated that

authorized to execute the said instrument  
and that the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington,  
residing at

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

19

Mail reconveyance to