

This form is used in connection with deaths of trust insured under the act to reflect its provisions of the National Insurance Act.

BOARD OF TRUST

238

AUGUST

78

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 23rd day of August, 1970.

DUANE J. GRUEPPER AND LINDA I. MARSHALL, AN UNMARRIED WOMAN

as Co-signer

These address is N. P. O'F. RIVERSIDE DRIVE, WASHOUGAL, WASHINGTON 98671

RAINIER NATIONAL BANK

1100 SECOND AVENUE, SEATTLE, WASHINGTON 98124

RAINIER MORTGAGE COMPANY, A WASHINGTON CORPORATION

as Hemen, 1975.

whose address is P.O. BOX 33040, SEATTLE WASHINGTON 98124

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property of **SKANANIA** County, Washington.

DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 6 E.W.M.

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF RIVERSIDE DRIVE EXTENDING FROM STATE ROAD 14 WESTERLY TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 10;

AND EXCEPT THAT PORTION THEREOF WHICH IS WESTERLY OF RAILROAD TRAIL
EXTENDING FROM THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHEAST SECTION 3, TOWNSHIP 3 NORTH, EASTERLY TO
THE EAST LINE OF SAID SUBDIVISION.

TOGETHER WITH ALL THE UNPUBLISHED, UNRECORDED, AND UNREGISTERED WORKS OF ANY OTHER PERSON OR PERSONS, OR OF ANY OTHER APPROPRIATOR, AND THE RIGHTS THEREIN AND THEREON, SHALL BE TRANSFERRED.

THIS DEED IS FOR THE PURPOSE OF SECURING TO THE CREDIT OF THE PAYEE OF A PROMISSORY NOTE OF \$1,000.00, the sum of **THIRTY-ONE THOUSAND THREE HUNDRED AND NO/100** Dollars (\$ **31,300.00**) with interest, current assessments and the terms of a promissory note of cash that, together with payments to Beneficiary in order and made by Grantor, 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.

The *Journal of the American Medical Association* is a weekly publication of the American Medical Association, 535 North Dearborn Street, Chicago, Ill. 60610. It is published by the American Medical Association, 535 North Dearborn Street, Chicago, Ill. 60610. It is published by the American Medical Association, 535 North Dearborn Street, Chicago, Ill. 60610.

That he will pay the individuals secured herein, or his estate, or his heirs, or assigns, or any one or more of them, the sum of _____ Dollars, to be paid in _____ monthly payments of the principal due at next due on the _____ day of _____ at any month prior to maturity of the same, or of an extension to the date that priority is given at least _____ months prior to payment.

2. Lender agrees to pay to Beneficiary together with and in addition to the monthly payment of principal and interest payable under the terms of the note secured hereby, on the first day of each month said note is fully paid, the following sums:

107 At attestation sufficient to provide the Borrowers with a cash benefit to pay the first mortgage insurance premium if this instrument and the
 108 instrument or instruments are insured or are insurable (Pledge in form of a mortgage insurance premium) if they are held by the beneficiary of
 109 the Trust and in form of the "General Pledge".

(1) If and so long as such note and the first payment are delivered, an assignment under the provisions of the National Housing Act of an amount sufficient to accommodate the loan, as set forth in the preceding article, shall be made to the Secretary of Housing and Home Affairs, prior to the date the annual mortgage payment is made, for the purpose of enabling him to pay such premium. The Secretary of Housing and Home Affairs may, in such case, suspend or modify any regulations then in force.

(4) If and so long as such and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge on two (2) per cent mortgage insurance premiums which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on said loan computed without taking into account delinquencies or arrearages.

A sum, as estimated by the Beneficiary, equal to the ground rents, if any, and the taxes and special assessments next due on the premises, covered by this Deed of Trust, plus the premiums that will next become due and payable on such insurance policies may be required under paragraph 9 hereof, to be paid by the Beneficiary. Transferor agrees to deliver promptly to Beneficiary all bills and notices therefor, less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by the Beneficiary for the payment of such ground rents, premiums, taxes and special assessments; and

All payments, mentioned in the two preceding sub-paragraphs of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be verified by Beneficiary to be followed by a form in the order set forth.

(1) premiums charged under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charges for loan of mortgage insurance premiums, as the case may be;

covered costs of any taxes, special assessments, fees and other hazard insurance premiums.

1993. *Journal of the American Medical Association*, 269: 1000-1001.

1511 10/27/91 in the water, measured 101.5 cm and 15.1 mm diameter. It was the principal of said node.

Any deficiency in the amount of any such aggregate monthly payments shall, unless made good by the Grantor prior to the due date of the next such payment, constitute an event of default under this Deed of Trust. The assignment provided for in paragraph 5 is solely for the added protection of the Beneficiary and carries no responsibility on the Beneficiary's part beyond the allowing of any credit, without interest, for the sums actually received by it. Upon assignment of this Deed of Trust by the Beneficiary, any funds on hand shall be turned over to the assignee and any responsibility of the assignor with respect thereto shall terminate. Each transfer of the property that is the subject of this Deed of Trust shall automatically transfer to the Assignee all costs of the Grantor with respect to any funds accumulated hereunder.

DEED OF TRUST

This form is used in connection with deeds of trust insured under the one-to-four family provisions of the National Housing Act.

23RD

day of AUGUST

1978

THIS DEED OF TRUST is made this 23RD day of AUGUST, 1978, by and between **DUANE J. GROEPPER AND LINDA I. MARSHALL, AN UNMARRIED WOMAN**, as Grantor,

whose address is **M.P. CTBL RIVERSIDE DRIVE, WASHOUGAL, WASHINGTON 98671** and **RAINIER NATIONAL BANK**, as Trustee,

whose address is **1100 SECOND AVENUE, SEATTLE, WASHINGTON 98124** and **RAINIER MORTGAGE COMPANY, A WASHINGTON CORPORATION**, as Beneficiary,

whose address is **P.O. BOX 134040, SEATTLE WASHINGTON 98124**

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with interest of sale, the following described property in **SKAMANIA** County, Washington:

DESCRIPTION:

THE SOUTHEAST 1/4 QUARTER OF THE SOUTHEAST 1/4 QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST.

EXCEPT THAT PORTION THEREOF LYING TO THE WEST OF RIVERSIDE DRIVE EXTENDING FROM STATE ROAD 14 WESTERLY TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30;

AND EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF RIVERSIDE DR. V. EXTENDING FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30 SOUTHEASTERLY TO THE EAST LINE OF SAID SUBDIVISION.

TOGETHER WITH all the covenants, hereditaments and appurtenances now or hereafter thereto belonging or in anywise 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 **THIRTY-ONE THOUSAND THREE HUNDRED AND NO/100** Dollars (\$ **31,300.00**) with interest thereon according to the terms of a promissory note of a date here with, payable to Beneficiary or order and made by Grantor; 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.

The Grantor covenants and agrees as follows:

1. That he will pay the indebtedness secured hereby. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity. *Provided, however:* That written notice of an intention to exercise such privilege, is given at least thirty (30) days prior to prepayment.

2. Grantor agrees to pay to Beneficiary together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until said note is fully paid, the following sums:

(a) An amount sufficient to provide the Beneficiary with funds to pay the next mortgage insurance premium if the instrument and the note secured hereby are insured, or a monthly charge in lieu of a mortgage insurance premium if they are held by the Secretary of Housing and Urban Development, as follows:

(i) If and so long as said note and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the Beneficiary one (1) month prior to its due date the annual mortgage insurance premium, in order to provide the Beneficiary with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable regulations thereunder; or

(ii) If and so long as said note and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge in lieu of a mortgage insurance premium which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on said note computed without taking into account delinquencies or prepayments.

(b) A sum, as estimated by the Beneficiary, equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by this Deed of Trust, plus the premiums if it will next become due and payable on such insurance policies as may be required under paragraph 9 hereof, satisfactory to Beneficiary. Grantor agreeing to deliver promptly to Beneficiary all bills and notices thereof, less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when such ground rents, assessments, taxes and assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, assessments, taxes and special assessments; and

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby, shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be applied by Beneficiary to the following items in the order set forth:

(i) Premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge in lieu of mortgage insurance premiums, as the case may be;

(ii) Ground rents, if any; taxes; special assessments, fire and other hazard insurance premiums;

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.

21. This Deed shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors, and assigns of the parties hereto. All obligations of Grantor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. Whenever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall be applicable to all genders. If any of the provisions hereof shall be determined to contravene or be invalid under the laws of the State of Washington, such contravention or invalidity shall not invalidate any other provisions of this agreement, but it shall be construed as if not containing the particular provision or provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly.

22. Any notices to be given to Grantor by Beneficiary hereunder shall be sufficient if mailed postage prepaid, to the address of the property above described; or to such other address as Grantor has requested in writing to the Beneficiary, that such notices be sent. Any time period provided in the giving of any notice hereunder, shall commence upon the date such notice is deposited in the mail.

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

S. R. Co. Little Co.

OF Skamania, Wash

IT Beats 14, Sec 30 19 78

AS RECORDED IN BOOK 55

AT PAGE 762

BOOKS OF SKAMANIA COUNTY, WASH

S. R. Little

COUNTY AUDITOR

A. Babcock

REGISTERED	☒
INDEXED: DIR	☒
INDIRECT	☒
RECORDED	☒
COMPARED	☒

Duane J. Groepper

DUANE J. GROEPPER

SEAL

Linda I. Marshall

LINDA I. MARSHALL

SEAL

SEAL

SEAL

STATE OF WASHINGTON,
COUNTY OF CLARK

I, the undersigned, a notary public
day of AUGUST 1978, personally appeared

before me that on this
DUANE J. GROEPPER AND LINDA I. MARSHALL
known to be the individual

described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their
free and voluntary act and deed, for the uses and purposes therein contained.

Given under my hand and official seal of the day and year last above written.

VANCOUVER

REQUEST FOR FULL RECONVYANCE

TO: TRUSTEE

The undersigned, the grantor 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 sum due to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidence of such 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

Mailed in accordance to

STATE OF WASHINGTON
COUNTY OF

I hereby certify that this within Deed of Trust was filed in this office for Record on the
of A.D. 19 at o'clock m., and was duly recorded in Book
of Records of Mortgages of County, State of Washington, on page

County Auditor

By Deputy