

## RAINIER NATIONAL BANK

SHORT FORM  
DEED OF TRUST  
(COMMERCIAL)

THIS DEED OF TRUST is made this \_\_\_\_\_ day of \_\_\_\_\_ September 19 78

BETWEEN Jerry Carter & Mary Louise Carter, as Grantor, whose address is Box 327, Carson, Washington;  
and First American Title Company of Skamania County, as Trustee,  
whose address is 2nd Street, P. O. Box 67, Stevenson, Washington 98648  
and RAINIER NATIONAL BANK, a national banking association, at its White Salmon Office,  
in White Salmon, Washington, as Beneficiary, whose address is P. O. Box 67, White Salmon, Washington

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

TOGETHER WITH all tenements, hereditaments and appurtenances, now or hereafter thereto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and the payment of the sum of Twenty Thousand One Hundred Ninety & No/100 DOLLARS (\$20,190.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or 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, including any renewals or extensions thereof, it being provided however that nothing herein contained shall be construed as obligating or shall obligate the Beneficiary to make any such future loans or advances

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35, inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth day of July 1978 in the Office of Records of the County Auditors of the following counties in Washington in the book, and on the page designated after the name of each county to-wit:

COUNTY	BOOK OR VOL	PAGE NO	AUDITOR'S FILE NO	COUNTY	BOOK OR VOL	PAGE NO	AUDITOR'S FILE NO
Adams	2 of Official Rec	515-16	122307	Lewis	7 of Official Rec	839-842	725562
Asotin	Master Deed Under Auditor's No		107598	Lincoln	107 of Mortgages	770-779	316596
Benton	241 of Official Rec	425A-C	402317	Masson	Reel 46		236039
Chelan	228 of Official Rec	1683-1685	201844	Okanogan	121 of Mortgages	517-519A	500656
Clallam	315 of Official Rec	93-198	269375	Pacific	213 of Official Rec	849-852	65707
Columbia	A-1 of Official Rec	203273-72382	6-19393	Perry	27 of Migs	8-11	126654
Cowlitz	42 of Coeds	103-201	7-3115	Pierce	1254 of Migs	707-710	2250793
Franklin	747 of Official Rec	634-637	675475	San Juan	26 of Migs	459-462	69281
Gigawa	124 of Mortgages	120-123	151893	Snohomish	19 of Official Rec	10-83	7-6277
Grant	28 of Coeds	413-416	109152	Spokane	47 of Migs	41-44	70197
Island	1 of Official Rec	120-141	323856	Stevens	233 of Official Rec	540-543	2043549
Kootenai	Master Deed Under Auditor's No		11044	Thurston	11 of Official Rec	1048-1051	378251C
Latah	44 of Official Rec	373-376	630241	Walla Walla	109 of Migs	324-327	356635
LeWalla	21 of General	11-34	207544	Whatcom	414 of Official Rec	731-734	716350
Lincoln	131 of Official Rec	712-713	211628	Whitman	17 of Mortgages	68-92	24732
Manitoba	1 of Official Rec	218-219	196852	Yakima	358 of Mortgages	711-714	485721
Marathon	436 of Mortgages	436-439	6352250		32 of Official Rec	455-458	7047522
King	129 of Official Rec	480-483	934770		1 of Misc	231-234	302222
Kittitas	111 of Mortgages	561-564	346893		712 of Official Rec	147-150	2170355
Klickitat	101 of Mortgages	107-110	121095				

In addition to the covenants and agreements contained herein and in the said Master Form Deed of Trust, the Grantor and Beneficiary agree that if all or any part of the property or any interest therein is sold, conveyed or transferred, including sale in contract, by Grantor without Beneficiary's prior written consent, Beneficiary may, at Beneficiary's option, declare all of the sums secured by this Deed of Trust to be immediately due and payable without notice to Grantor, and Beneficiary may invoke any remedies permitted by the Master Form Deed of Trust. This option shall not apply in case of (a) transfers by devise or descent or by operation of law upon the death of Grantor; (b) transfers when the transferee's credit worthiness and management ability is satisfactory to Beneficiary and the transferee has executed, prior to transfer, a written assumption agreement containing such terms as Beneficiary may require, including, if required by Beneficiary, an increase in the rate of interest payable under the Note or Notes for which this Deed of Trust is security and any and all renewals and extensions thereof; (c) the grant of a leasehold interest in all or any part of the property of three years or less not containing an option to purchase (except any interest on the ground lease, if this Deed of Trust is on a leasehold); and, (d) transfers of beneficial interest in Grantor when Grantor is a corporation, partnership, trust or other legal entity, provided that such transfers, together with any prior transfers of beneficial interest in Grantor do not result in more than 49 percent of the beneficial interest in Grantor having been transferred since the date hereof.

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

RAINIER BANK

MTG 1257 REV-75

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to the Grantor at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written

Box 327

Carson, Washington 98648

STATE OF WASHINGTON } ss.  
COUNTY OF KING

On this \_\_\_\_\_ day of \_\_\_\_\_ September, 19 78, before me, the undersigned,

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

and Mary Louise Carter, husband and wife, \_\_\_\_\_, to me known to be

the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they

signed and sealed the said instrument as their \_\_\_\_\_ and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereby affixed the day and year in this certificate above written

Charles L. Carr  
NOTARY PUBLIC in and for the State of Washington, residing  
at White Salmon, Washington

STATE OF WASHINGTON } ss.  
COUNTY OF KING

On this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, 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 within and 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 each each stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereby affixed the day and year in this certificate above written

NOTARY PUBLIC in and for the State of Washington, residing  
at \_\_\_\_\_

#### REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this deed of trust

#### 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 evidence 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 \_\_\_\_\_

Beginning at the center of said Section 17; thence South 89°55' East 30 feet; thence South 380 feet; thence South 89°55' East 208 feet to the initial point of the tract hereby described; thence South 208 feet; thence South 89°55' East 418 feet, more or less, to the Westerly line of the 150 foot right of way granted to the State of Washington for State Secondary Highway No. 8-C by deed, dated October 20, 1956, and recorded at page 499 of Book 42 of Deeds, Records of Skamania County, Washington; thence in a Northerly direction following said Westerly line to Point South; thence North 89°55' East from the initial point; thence North 89°55' West 210 feet, more or less, to the initial point.



STATE OF WASHINGTON / ss  
COUNTY OF KING

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and Mary Louise Carter, husband and wife, to me known to be

the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they

signed and sealed the said instrument as their 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 in this certificate above written

[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing  
at White Salmon, Washington

STATE OF WASHINGTON / ss  
COUNTY OF KING

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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 within and 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 each each stated that he was 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 in this certificate above written

NOTARY PUBLIC in and for the State of Washington, residing  
at \_\_\_\_\_

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and the deed of trust

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Dated \_\_\_\_\_ 19 \_\_\_\_\_

Mail reconveyance to \_\_\_\_\_

RECORDED  
INDEXED  
SERIALIZED  
FILED  
OCT 1 1978  
CLERK OF DISTRICT COURT  
COUNTY OF KING  
WASHINGTON

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