

THE ATTORNEY FOR THE CREDITOR AND DEFENDANT
MANUFACTURED HOME
MORTGAGE TO
COLONIAL BANK

In consideration, herewithout giving the mortgagee, or anyone paying out to

Six Thousand Four Hundred Sixty Seven and 20/100 Dollars (\$6,467.20)

In legal money of the United States of America, together with interest, attorney's fees and costs of suit, and expenses of collection, and all taxes or other extraordinary notes now or hereafter exacted by the mortgagee and to secure the payment of such additional money as may be lawfully demanded by the mortgagee to the mortgagee for the purpose of insuring, recovering, collecting or protecting the principal, or any part thereof, or the interest, or the income, rents and profits, and all expenses at time hereof, and at times thereafter, that the mortgagee may demand against, together with the interest, rents and profits thereon, arising, to the

County of Skagit, State of Washington, etc.

A tract of land located in the Joe Johnson property, described as follows: Beginning at the northeast corner of the Gunnar Johnson tract as described in deed recorded at page 413 of Book II of Deeds, Records of Skagit County, Washington, said corner being 1110 feet west of the corner common to Sections 26, 30, 34 and 35, Township 3 North, Range 8 E.W. M., thence west 69.2 feet; thence north 65 degrees 31' west along the northerly right of way line of State Highway No. 8 as the same was located on February 21, 1946, a distance of 235.6 feet to the initial point of the tract hereby described; thence from said initial point north 71 degrees 53' east 92.8 feet; thence north 18 degrees 25' east 141.5 feet; thence north 18 degrees 43' east 201.8 feet; thence north 05 degrees 06' east 140 feet to a point 682 feet north of the south line of said Section 27; thence west 396 feet to the west line of the said Gunnar Johnson tract; thence south to the northerly right of way line of said State Highway No. 8 as aforesaid; thence generally along the northerly right of way line of the said State Highway No. 8 to the initial point.

together with the appurtenances, fixtures, machinery, tools and hardware belonging or appertaining thereto, including all tools and fixtures, all machinery, general fixtures, machinery and other business equipment, various kinds, all sheet and all plumbing, piping, heating (including all fixtures), grading, masonry, elevating and structural repairs and all fixtures new or hereafter belonging to or used in connection with the property, all of which shall be construed as part of the property.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind, that he will keep the property free from, any incumbrances prior to this mortgage, that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt thereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that he will not grant waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and sufficiently insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable and approved by the mortgagee and for the mortgagee's benefit, and will deliver to the mortgagee the policies and renewals thereof at least five days before expiration of the old policies.

The mortgagee agrees that if the mortgage or the debt is evidenced by more than one note, the mortgagee may credit payments received by him upon any of said notes, or part of any payment on one note and part on another, as the mortgagee may elect. The mortgagee has the right to reduce payments in excess of those specified in the note agreement or stipulation of the debt in whole, unless otherwise provided in the note or notes given to him on this mortgage.

The mortgagee shall not have or suffer any of the rights or in the enjoyment of the mortgagee without consent of the mortgagee; all improvements placed thereon shall become a part of the property mortgaged herein.

Should the mortgagee default in any of the foregoing, he shall pay any part or all of principal and interest of a sum or amounts so paid, with interest thereon from the date of payment, and he repayable by the mortgagee on demand, and shall also be liable for the payment of all costs and expenses of collection, including attorney's fees or expenses, then the mortgagee may perform the same and remit the same or otherwise get rid of the same or other expenses or other charges incurred by the mortgagee from the date of payment and the repayment by the mortgagee without waiver or any right or other remedy existing from breach of any of the covenants herein. The mortgagee shall have the right to recover the amount so paid with interest.

There is of the extent known, and of default known, no other or further covenant or agreement between the parties to this instrument, except such as may be contained in the note or notes given to him on this mortgage, and this mortgage shall be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing, out of the debt hereby secured, or any suit which the mortgagee may be obliged to defend to protect the unexpired priority of the debt hereby, the mortgagee agrees to pay a reasonable sum at attorney's fees and all costs and expenses in connection with such suit, and also reasonable cost of searching records, title company costs, which sum shall be secured hereby and included in any decree of foreclosure.

Upon bringing action to foreclose this mortgage or at any time which such proceeding is pending, the mortgagee, without notice, may apply for and secure the appointment of a trustee for the mortgaged property or any part thereof, and the income, rents and profits therefrom. The mortgagee hereby certifies that in any action brought to foreclose this mortgage, a deficiency judgment may be taken for any balance of debt remaining after the application of the proceeds of the mortgaged property.

Dated at Stevenson this 17 day of March, 1981.

Walter D. Saunders (seal)

Shirley J. Saunders (seal)

STATE OF WASHINGTON,
County of Skagit



I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 17 day of March 1981,

WALTER D. SAUNDERS and SHIRLEY J. SAUNDERS, husband and wife

to me known to be the individual(s) described in and also executed the foregoing instrument, and acknowledged that they signed and affixed their true and voluntary act and deed, for the uses and purposes herein mentioned.

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

Notary Public in and for the State of Washington,
Sworn to at Stevenson