

SC 18440

124950

SATISFACTION OF MORTGAGE

BOOK 156 PAGE 403

Brix Maritime Co., a Delaware corporation, formerly known as Knappton Corporation, the owner and holder of that certain mortgage dated January 1, 1983 executed by Sam G. Melonas and Rita Melonas, husband and wife, to secure the payment of the sum of 10,000 Dollars and interest, and recorded in the office of the Auditor of Skamania County, State of Washington, on the 22nd day of April, 1983, in Book 59 of Mortgages, at page 213, being Auditor's File No. 95634, for full value received, does hereby release and forever discharge said mortgage.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

APR 4 1 02 PM '96  
Auditor  
AUDITOR  
GARY M. OLSON

Dated April 1, 1996

Brix Maritime Co, fka Knappton Corporation

By: T. V. Van Dawark

Title: President

By: J. H. Langjahr

Title: Secretary

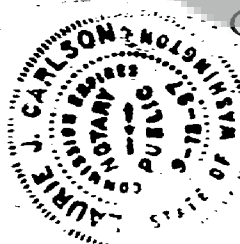
STATE OF WASHINGTON )

: ss.

County of King )

On this 1st day of April 1996 before me personally appeared T. V. Van Dawark and J. H. Langjahr to me known to be the President and Secretary of the corporation that executed the foregoing instrument, and acknowledged 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 they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Laurie J. Carlson  
Notary Public in and for the State

of Washington,

Residing at Everett

My Appointment expires 9-18-97

Laurie J. Carlson

By \_\_\_\_\_  
Indexed ✓  
Indirect ✓  
Filed \_\_\_\_\_  
Mailed \_\_\_\_\_

BOOK 156 PAGE 406

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 the Beneficiary, as its interest may appear, and then to the Grantors. 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 Grantors 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 Grantors 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.

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 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.

DEED OF TRUST - 2



BOOK 156 PAGE 408

term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Thomas Blackwood  
THOMAS BLACKWOOD

Ruth Blackwood  
RUTH BLACKWOOD

STATE OF WASHINGTON)  
  : ss  
County of Clark            )

On this day personally appeared before me THOMAS BLACKWOOD and RUTH BLACKWOOD, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24<sup>th</sup> day of June, 1994.



Lisa M. Bair  
NOTARY PUBLIC in and for the State  
of Washington, residing at Washougal  
My Commission Expires: May 9, 1995

BOOK 156 PAGE 410

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 the Beneficiary, as its interest may appear, and then to the Grantors. 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 Grantors 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 Grantors 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.

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 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.

DEED OF TRUST - 2



BOOK 156 PAGE 412

term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Thomas Blackwood  
THOMAS BLACKWOOD  
Ruth Blackwood  
RUTH BLACKWOOD

STATE OF WASHINGTON)  
:ss  
County of Clark )

On this day personally appeared before me THOMAS BLACKWOOD and RUTH BLACKWOOD, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24<sup>th</sup> day of June, 1994.

Lina M. Bai  
NOTARY PUBLIC in and for the State  
of Washington, residing at Vancouver Washington  
My Commission Expires: May 7, 1995

