



**First American Title
Insurance Company**

Filed for Record at Request of

Name Merrill & Ring

Address PO Box 398

City and State Longview, WA 98632

THIS SPACE PROVIDED FOR RECORDS USE:

SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

DEC 20 3 45 PM '96

P. Laury
AUDITOR
GARY H. OLSON

Slide 20535
126982

Deed of Trust BOOK 161 PAGE 495

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 20th day of DECEMBER, 1996, between

EAGLE RIDGE DEVELOPMENT

, GRANTOR,

whose address is PO Box 10, Woodland, WA 98674

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation

TRUSTEE, whose address is 43 Russell St., Stevenson, WA, and

MERRILL & RING, L.L.C., a Limited Liability Company

, BENEFICIARY,

whose address is 1331 14th Avenue, Longview, WA 98632

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

SEE ATTACHED EXHIBIT "A"

Registered ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☐
Noted ☐

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 Forty Thousand Two Thousand and 00/00- Dollars (\$ 142,000.00) 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 the 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 hereinafore 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:

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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.
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 Grantor and 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 shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, 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.
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 purchaser 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 may 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 and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Eagle Ridge Development
By _____

STATE OF WASHINGTON

COUNTY OF SKAMANIA } ss.

On this day personally appeared before me

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of _____, 19____

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

STATE OF WASHINGTON

COUNTY OF SKAMANIA } ss.

On this 20th day of DECEMBER, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

EAGLE RIDGE DEVELOPMENT
By _____

to me known to be the _____ Secretary, respectively of EAGLE RIDGE DEVELOPMENT 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, 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.

Deb. J. Barnum DEBI J. BARNUM
Notary Public in and for the State of Washington, residing at CAMAS

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____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

First American
Title Insurance
Company
TRUSTEE



DEED OF TRUST
WITH POWER OF SALE

EXHIBIT "A" BOOK 16/ PAGE 447

A tract of land in the Southeast Quarter of Section 25, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 25; thence North 36 Rods to the True Point of Beginning; thence West Parallel to the South line of said Section 25 to the West line of the Southwest Quarter of the Southeast of said Section 25; thence North to the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 25; thence East to the Northeast corner of the Southwest Quarter of the Southeast quarter of Section 25; thence South to the True point of Beginning.

EXCEPT a strip of land being 300 feet in width conveyed to United States of Bonneville Transmission Lines.

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PROMISSORY NOTE

\$142,000.00

Date: December 20, 1996

For Value Received, EAGLE RIDGE DEVELOPMENT, hereinafter referred to as "debtor", promises to pay MERRILL & RING, L.L.C., a Limited Liability Company, the sum of (\$142,000.00) one hundred forty-two thousand dollars payable as follows:

Debtors agree to pay debt to Merrill & Ring L.L.C. by logging the timber securing this Note described in a Security Agreement in Timber To Be Cut and Log Purchase Agreement of even date and selling the logs to Merrill & Ring L.L.C. as further described herein. Said logging operation is to be completed prior to the date described in the Log Purchase Agreement. All export timber removed from the property shall be delivered to Merrill & Ring L.L.C. at the Longview rollout in Longview, Washington.

Payment for all logs delivered will be credited on the balance due from Debtors to Merrill & Ring L.L.C. as per Log Purchase Agreement until this Note is paid in full. If full payment is not made on this obligation pursuant to the above described procedures by the date logging operations are to be completed, then the remaining balance owing as of that date shall be immediately due and payable.

Merrill & Ring L.L.C. shall be responsible for accounting for deliveries of timber pursuant to the terms of this Note. Merrill & Ring L.L.C. shall pay all scaling charges for delivered timber. A summary of the credits against the debt and remaining balance owing shall be submitted to Debtors at the end of each week in which there are deliveries of timber pursuant to the terms of this Note.

This Note is secured by a Security Agreement In Timber To Be Cut of even date and a mortgage on the property on which the timber is located.

If any of the payments above described are not so paid, or other conditions performed as provided herein, or in the Security Agreement In Timber To Be Cut and Log Purchase Agreement securing this Note, the whole sum of both principle and interest shall become due and payable at once, without further notice, at the option of the holder hereof.

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This Note shall bear interest at the rate of twelve percent (12%) per annum after the date logging operations are to be completed, or after failure to pay any payments as above specified or failure to perform any other conditions provided herein or in the Security Agreement In Timber To Be Cut and Log Purchase Agreement or mortgage securing this Note, and if this Note shall be placed in the hands of an attorney for collection, or if suit shall be brought to collect any of the principle or interest of this Note, we promise to pay, in addition to the costs provided by statute, such sum as a court may adjudge reasonable as attorney's fees.

Each maker of this Note executes the same as a principle and not as a surety.

DEBTOR(S):


Eagle Ridge Development

12-20-85
Date

Address: PO Box 10, Woodland, WA 98674

Termination Statement: The secured parties certify that the secured parties no longer claim a security interest under the fixture filing bearing the recording number _____.

Dated: _____

MERRILL & RING, L.L.C.

By: _____