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BOOK 164 PAGE 278

FILE OR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

APR 10 11 11 AM '97

Shober
AUDITOR
GARY M. OLSON

Washington Mutual
Loan Servicing
PO Box 91006 - SAS0307
Seattle, WA 98111
Attention: Vault



Set 20784

DEED OF TRUST

000966712-2

THIS DEED OF TRUST is between LAURA M HODGIN AND STANLEY W HODGIN, HUSBAND AND WIFE

whose address is 482 SKAMANIA LANDING RD.

SKAMANIA WA 98648

("Grantor"); SKAMANIA COUNTY TITLE CO. WASHINGTON corporation,

the address of which is 43 RUSSELL ST. STEVENSON, WA 98648

and its successors in trust or assigns ("Trustee"); and Washington Mutual Bank

Washington corporation, the address of which is 1201 Third Avenue, Seattle, Washington 98101 ("Beneficiary").

1. **Granting Clause** Grantor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, the real property in SKAMANIA County, Washington, described below, and all interest in it Grantor ever gets:

LOT 2^{1/2}, BLOCK 1 OF THE WOODARD MARINA ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 114, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

TAX PARCEL #02-06-34-1-4-4500

together with: all income, rents and profits from it; all plumbing, lighting, air conditioning and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property, all of which at the option of Beneficiary may be considered to be either personal property or to be part of the real estate.

All of the property described above will be called the "Property." To the extent that any of the Property is personal property Grantor grants Beneficiary, as secured party, a security interest in all such property and this Deed of Trust shall constitute the Security Agreement between Grantor and Beneficiary.

2. **Security** This Deed of Trust is given to secure performance of each promise of Grantor contained herein, and the payment of Thirty Five Thousand Seven Hundred And 00/100 Dollars

(\$ 35,700.00) (called the "Loan") with interest as provided in the Note which evidences the Loan (the "Note").

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675 (12-98)

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and any renewals, modifications or extensions thereof. It also secures payment of certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary under Section 6 or otherwise to protect the Property or Beneficiary's interest in the Property. All of this money is called the "Debt".

☐ If this box is checked, the Note provides for a variable rate of interest. Changes in the interest rate will cause the payment amount and/or Loan term to also change.

3. Representations of Grantor Grantor represents that:

- (a) Grantor is the owner of the Property, which is unencumbered except by: easements, reservations, and restrictions of record not inconsistent with the intended use of the Property, and any existing mortgage or deed of trust given in good faith and for value, the existence of which has been disclosed in writing to Beneficiary; and
- (b) The Property is not used primarily for agricultural or farming purposes.

4. Sale Or Transfer Of Property If the Property or any interest therein is sold or otherwise transferred by Grantor without Grantor's first repaying in full the Debt and all other sums secured hereby, or if Grantor agrees to sell or transfer the property or any interest therein without first repaying in full the Debt and all other sums secured hereby, the entire Debt shall become immediately due and payable without notice from Beneficiary and bear interest at the Default Rate (as that term is defined below) from the date of the sale or transfer until paid in full. In addition, Beneficiary shall have the right to exercise any of the remedies for default permitted by this Deed of Trust.

5. Promises of Grantor Grantor promises:

- (a) To keep the Property in good repair; and not to move, alter or demolish any of the improvements on the Property without Beneficiary's prior written consent;
- (b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;
- (c) To pay on time all lawful taxes and assessments on the Property;
- (d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;
- (e) To keep the Property and the improvements thereon insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the loss payee on all such policies pursuant to a standard lender's loss payable clause; and
- (f) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance (other than those described in Section 3(a)) over this Deed of Trust in any pleading filed in any action, the assertion alone shall impair the lien of this Deed of Trust for purposes of this Section 5(f).

6. Curing of Defaults If Grantor fails to comply with any of the covenants in Section 5, including compliance with all the terms of any prior mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants without waiving any other right or remedy it may have for Grantor's failure to comply. Repayment to Beneficiary of all the money spent by Beneficiary on behalf of Grantor shall be secured by this Deed of Trust. The amount spent shall bear interest at the Default Rate (as that term is defined below) and be repayable by Grantor on demand.

7. Defaults: Sale

(a) Prompt performance under this Deed of Trust is essential. If Grantor doesn't pay any installment of the Loan on time, or if there is a breach of any of the promises contained in this Deed of Trust or any other document securing the Loan, Grantor will be in default and the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full at the option of Beneficiary. If Grantor is in default and Beneficiary exercises its right to demand repayment in full, the total amount owed by Grantor on the day repayment in full is demanded, including unpaid interest, will bear interest at a rate of fifteen percent (15%) per year (the "Default Rate") from the day repayment in full is demanded until repaid in full, and, if Beneficiary so requests in writing, Trustee shall sell the 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 the Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (i) to the expenses of the sale, including a reasonable trustee's fee and lawyer's fee; (ii) to the obligations secured by this Deed of Trust; (iii) the surplus, if any, shall be deposited with the clerk of the Superior Court of the county in which the sale took place to be distributed in accordance with RCW 61.24.080.

(b) 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 the interest in the Property which Grantor had the power to convey at the time of execution of this Deed of Trust and any interest which Grantor subsequently acquired. 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. This recital shall be prima facie evidence of such compliance and conclusive evidence of such compliance in favor of bona fide purchasers and encumbrancers for value.

(c) The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage or sue on the Note according to law. Beneficiary may also take such other action as it considers appropriate, including the securing of appointment of a receiver and/or exercising the rights of a secured party under the Uniform Commercial Code.

(d) By accepting payment of any sum secured by this Deed of Trust 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.

8. Condemnation; Eminent Domain 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 Debt and all other obligations secured by this Deed of Trust, shall be paid to Beneficiary to be applied thereto.

9. Fees and Costs Grantor shall pay Beneficiary's and Trustee's reasonable cost of searching records, other reasonable expenses as allowed by law, and reasonable lawyers' fees: in any lawsuit or other proceeding to foreclose this Deed of Trust; in any lawsuit or proceeding which Beneficiary or Trustee is obliged to prosecute or defend to protect the lien of this Deed of Trust; and in any other action taken by Beneficiary to collect the Debt, including any disposition of the Property under the Uniform Commercial Code.

10. Reconveyance 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 Grantor and Beneficiary, or upon satisfaction of the Debt and other obligations secured and written request for reconveyance by Beneficiary or the person entitled thereto.

11. Trustee; Successor Trustee In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary shall 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. Trustee is not obligated to notify any party hereto of a 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.

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12. Miscellaneous This Deed of Trust shall benefit and obligate the parties, their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one person shall be read to refer to more than one person if two or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. If any provision of this Deed of Trust is determined to be invalid under law, that fact shall not invalidate any other provision of this Deed of Trust, but the Deed of Trust shall be construed as if not containing the particular provision or provisions held to be invalid, and all remaining rights and obligations of the parties shall be construed and enforced as though the invalid provision did not exist.

DATED at Vancouver, Washington the 5th day of April, 1997.

STATE OF Washington
COUNTY OF Clark

On this day personally appeared before me LAURA M HODGIN and STANLEY W HODGIN, 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.

WITNESS my hand and official seal, this 5th day of April, 1997.



Melissa McGuffin
Notary Public in and for the state of WA
residing at Vancouver
My appointment expires 10-15-98

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 this 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 this Deed of Trust, to cancel the Note above mentioned, and all other evidences of indebtedness secured by this Deed of Trust together with the Deed of Trust, and to convey, without warranty, to the parties designated by the terms of this Deed of Trust, all the estate now held by you thereunder.

DATED _____

Mail reconveyance to _____

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04-01-1997 05:38PM FROM

BOOK 164 PAGE 281
TO 28813602560042 P.01

**SKAMANIA COUNTY
TITLE COMPANY**

(509) 427-5681
FAX (509) 427-5610

P.O. BOX 277 • 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

PRELIMINARY COMMITMENT FOR TITLE INSURANCE

PROPOSED INSURED

WASHINGTON MUTUAL SAVINGS BANK

WASHINGTON MUTUAL SAVINGS BANK
8203 NE VAN MALL DRIVE
VANCOUVER, WA. 98662
ATTN: MARC

FILE NO: 20784
DATE: April 1, 1997
REF:

	Amount	Premium	Sales Tax
<input type="checkbox"/> ALTA Owner's Standard coverage			
<input type="checkbox"/> ALTA Mortgagee's Standard coverage			
<input checked="" type="checkbox"/> ALTA Mortgagee's Extended coverage	\$35,000.00	\$320.00	\$22.40
<input type="checkbox"/> Purchaser's Policy			
<input type="checkbox"/> Interests in 150486PA			
<input checked="" type="checkbox"/> SHORT TERM RATE			

This is a preliminary billing only; a consolidated statement of all charges, credits, and advances, if any, in connection with this order will be provided at closing.

First American Title Insurance Company, through its agent **SKAMANIA COUNTY TITLE COMPANY**, is prepared to issue on request and on recording of any appropriate documents, a policy as applied for, with coverage as indicated, based on this preliminary commitment that as of February 27, 1997, at 8:00 A.M., title to the property described herein is vested in:

LAURA M. HODGIN AND STANLEY W. HODGIN, husband and wife

subject only to the exceptions shown herein and to the terms, conditions, and exceptions contained in the policy form. No liability is assumed until a full premium has been paid. In event the transaction fails to close and this commitment is canceled, a fee will be charged to comply with the State Insurance Code and the filed schedule of this company.

SKAMANIA COUNTY TITLE COMPANY

by

Jim Copeland

DESCRIPTION:

Lot 27, Block 1 of the WOODARD MARINA ESTATES, according to the recorded plat thereof, recorded in Book A of Plats, Page 114, in the County of Skamania, State of Washington.

NOTE: Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, telephone, gas, electricity or garbage and refuse collections, or any covenants, conditions and restrictions under which estate, lien or interest in property has been, or may be, out off, subordinated or otherwise impaired.

Preliminary Commitment No. 20784

This commitment and the policy to be issued does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxes authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public record.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or affecting subsequent to the effective date hereof but prior to the date the proposed insured requires of record for release the estate or interest or mortgage thereon covered by this commitment.
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

SPECIAL EXCEPTIONS:

1. Taxes for the year 1997: \$1,986.65 Unpaid
Parcel No. 02-06-34-1-4-4500
2. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the Public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
3. Rights, if any, of the property owners, abutting the Columbia River in and to the water of the Columbia and in and to the bed thereof; also boating and fishing rights of property owners abutting the Columbia River or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that Columbia River has moved.
5. Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, recorded July 31, 1912 in Book O, Page 23.
6. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963 in Book 51, Page 186, in Auditor File No. 61239, Skamania County Deed Records.
7. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164. Also recorded May 11, 1967 in Book J, Page 163. Also recorded May 1, 1970 in Book J, Page 270.
8. By laws and assessments, recorded September 3, 1993 in Book 137, Page 818.

Order NO. 20784
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9. Conditions and Restrictions as shown on the Plat recorded in Book A, Page 114.

10. Deed of Trust, including the terms and provisions thereof, executed by Laura M. Hodgkin and Stanley W. Hodgkin, husband and wife, as grantor, to Skamania County Title Company, as trustee, for Washington Mutual Savings Bank, as Beneficiary, dated March 14, 1994, recorded March 28, 1994 in Book 142, Page 122, Auditor File No. 119020, Skamania County Mortgage Records, given to secure the payment of \$74,000.00.

11. Deed of Trust, including the terms and provisions thereof, executed by Laura J. Molle and Stanley W. Hodgkin, wife and husband, as grantor, to Skamania County Title Company, as trustee, for Clark County School Employees Credit Union, as Beneficiary, dated February 12, 1993, recorded February 17, 1993 in Book 133, Page 483, Auditor File No. 115584, Skamania County Mortgage Records, given to secure the payment of \$8,000.00.

The Lien of the Deed of Trust of Number 11 above was Subordinated to the Deed of Trust shown as Number 10 above, by instrument recorded March 28, 1994 in Book 142, Page 126.

CC: Washington Mutual

**SKAMANIA COUNTY
TITLE COMPANY**

(509) 427-5681
FAX (509) 427-5610

P.O. BOX 277 • 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company and it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.

