

Doc # 2005159501  
Page 1 of 4  
Date: 11/15/2005 01:42P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$36.00

**AFTER RECORDING MAIL TO:**

Name Michael Fortin  
Address 2018 NE 129th Ave.  
City / State Vancouver, WA 98684  
562 28327

**Deed of Trust**

(For Use in the State of Washington Only)



THIS DEED OF TRUST, made this 15 day of November,  
2005, BETWEEN \_\_\_\_\_  
DAVID CREAGAN & BRENDA CREAGAN, HUSBAND AND WIFE  
\_\_\_\_\_, GRANTOR,  
whose address is 26300 NE 16th Street, Camas, WA  
98607,  
and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address  
is PO Box 277, Stevenson, WA 98648,  
and MICHAEL A. FORTIN & KIM BLOSSER-FORTIN,  
BENEFICIARY, whose address is 2018 NE 129th Ave., Vancouver, WA 98684  
\_\_\_\_\_, WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust,  
with power of sale, the following described real property in SKAMANIA County, Washington:

S24, T7N, R6E

FULL LEGAL IS ON PAGE 3

Assessor's Property Tax Parcel/Account Number(s): 07-06-24-0-0-0100-00

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  
TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00/00

Dollars (\$ 275,000.00 )

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 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.
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.

David Creagan

Brenda Creagan

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 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\_\_\_\_

*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.*

## EXHIBIT 'A'

A portion of the Southwest Quarter and the West Half of the Southeast Quarter of Section 24, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows (bearings are "NAD 83", Washington Coordinate System South Zone):

Beginning at a concrete monument at the Northwest corner of Section 24; thence South 01°18'16" West, 2649.45 feet to a concrete monument at the Quarter corner between Sections 23 and 24; thence South 51°56'55" East, 1659.85 feet to a ½ inch iron rod at a "property corner" as shown on a Record of Survey recorded on May 7, 2004 and filed under Skamania County Auditor File No. 2004152896 (hereinafter referred to as the "2004 Survey"); thence South 89°01'49" East, along the property line as shown on the "2004 Survey", 711.00 feet to the True Point of Beginning; thence North 89°01'49" West, 711.00 feet to said iron rod; thence South 01°06'01" West, 330.00 feet to a ¾ inch iron pipe near the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 24, as shown on the "2004 Survey"; thence South 01°13'26" West, along a line shown on the "2004 Survey" (near the West line of Government Lot 4), 723 feet, more or less, to the Ordinary High Water Mark on the North bank of the North Fork of the Lewis River; thence Southeasterly, along the Ordinary High Water Mark, 880 feet, more or less, to a point that bears South 01°18'16" West, from the True Point of Beginning; thence North 01°18'16" East, parallel with the West line of the Northwest Quarter of Section 24, for a distance of 1544 feet, more or less, to the True Point of Beginning.

TOGETHER WITH a 40 foot easement for ingress, egress and utilities (and such additional widths as necessary for associated cuts and fills) over an existing road, as recorded in Survey in Auditor File No. 2004152896, the centerline which generally follows a route described as follows:

Beginning at the Northwest corner of Section 24; thence South 01°18'16" West, along the West line of the Northwest Quarter of Section 24, for a distance of 2230.00 feet; thence South 88°41'44" East, at right angles to said West line, 55.00 feet to the True Point of Beginning of said centerline at a point in the center of "USFS 25 Road"; thence Easterly and Southeasterly along the existing road, 1700 feet, more or less, to a point approximately 500 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 24; thence Easterly and Southeasterly along the existing road, 1500 feet, more or less, to the East line of the Northeast Quarter of the Southwest Quarter of Section 24 at a point approximately 860 feet South of the Northeast corner thereof.

TOGETHER WITH a 40 foot easement for ingress, egress and utilities, the centerline of which is described as follows:

Beginning at a concrete monument at the Northwest corner of Section 24; thence South 01°18'16" West, 2649.45 feet to a concrete monument at the Quarter corner between Sections 23 and 24; thence South 51°56'55" East, 1659.85 feet to a ½ inch iron rod at a property corner as shown on a Record of Survey recorded on May 7, 2004 and filed under Skamania County Auditor File No. 2004152896 (hereinafter referred to as the "2004 Survey"); thence South 89°01'49" East, along the property line as shown on the "2004 Survey", 1310.00 feet to a point hereinafter called Point "A" and the True Point of Beginning of the easement centerline to be described; thence North 01°18'16" East, parallel with the West line of the Northwest Quarter of Section 24, for a distance of 130 feet, more or less, to the center of the existing roadway, above described. (The sidelines of said easement to be extended or shortened, so as to terminate on a line that runs South 89°01'49" East and North 89°01'49" West from the True Point of Beginning.

TOGETHER WITH a 40 foot non-exclusive easement for ingress, egress and utilities the centerline of which is described as follows:

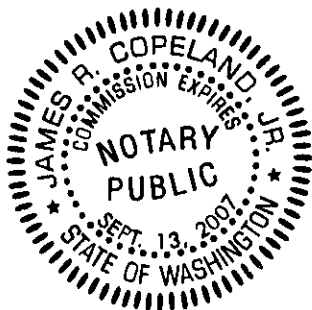
Beginning at Point "A", above described; thence South 01°18'16" West, 215.00 feet; thence North 89°01'49" West, 600 feet, more or less, to the terminus of said easement centerline (and sidelines) on the East line of the above described parcel.

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me David Creagan & Brenda Creagan to me known  
to be the individual(s) 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 20 day of October, 2005



[Signature]  
Notary Public in and for the State of Washington,  
residing at Shenando

My appointment expires 9-13-07

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Corporate

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 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 and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_.