

AFTER RECORDING MAIL TO:

Wind River Brokers LLC ISAOA
3510 NE 3rd Avenue
Camas WA 98607

167893 ML

DEED OF TRUST

(For use in the state of Washington only)

GRANTOR(S): David A. Ball and Leslie P. Ball

GRANTEE(S): Wind River Brokers LLC ISAOA

TRUSTEE: Clark County Title Company

LEGAL DESCRIPTION (abbreviated): Lots C-29, C-30 & C41 of NORTH BONNEVILLE

ASSESSOR'S TAX PARCEL ID#: 02072013360000, 02072013350000, 02070213040000

THIS DEED OF TRUST, made this 14th day of February, 2006, between David A. Ball and Leslie P. Ball, GRANTOR, whose address is 1015 W 25th, The Dalles, OR 97058, Clark County Title Company, a Washington Corporation TRUSTEE, whose address is 1400 Washington Street, Suite 100, Vancouver WA 98660, and Wind River Brokers LLC ISAOA, BENEFICIARY, whose address is 3510 NE 3rd Avenue, Camas WA 98607.

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 Exhibit "B" attached hereto and made a part hereof. Abbreviated Legal Description: Lots C-29, C-30 & C41 of NORTH BONNEVILLE

Assessor's Property Tax Parcel Account Number(s): 02072013360000, 02072013350000, 02070213040000

which real property is not used principally for agricultural or farming purposes, together with all 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 **Eighty-One Thousand Seven Hundred Fifty And 00/100 Dollars (\$81,750.00)** 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.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on **February 15, 2007**

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.

7. DUE ON SALE: (OPTIONAL - Not applicable unless initialed by Grantor and Beneficiary) The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

WJB
Grantor (Initials)

APB
Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

8. 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 thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

9. 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.

10. The Trustees 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.

11. 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 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.

12. 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 purchasers and encumbrances for value.

13. 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.

14. In the event of the death, incapacity or 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.

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

16. ADDITIONAL TERMS AND CONDITIONS: (Check One)

- a. ☐ NONE
b. ☒ As set forth on the attached "Exhibit A" which is incorporated by this reference.

(NOTE: If neither a nor b is checked, then option "a" applies)

Dated: 2/14/06
David A. Ball
David A. Ball

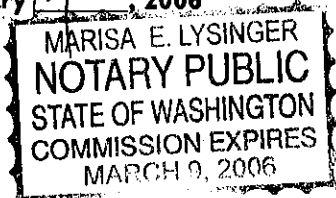
Leslie P. Ball
Leslie P. Ball

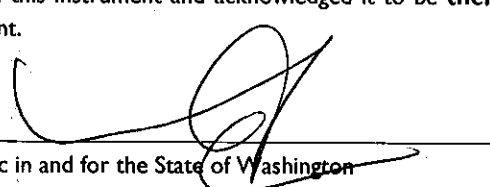
STATE OF WASHINGTON
COUNTY OF Clark

} ss

I certify that I know or have satisfactory evidence that **David A. Ball and Leslie P. Ball** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2006




Notary Public in and for the State of Washington
Residing at **Vancouver**
My appointment expires: **March 9, 2006**

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 _____

Wind River Brokers LLC ISAOA

Exhibit "A"

Extension of Agreement: Should the refinance or sale of this project take longer than the balloon payment which is due 12 months from the funding date of this loan, the interest payments will become due on a monthly basis, rate will increase by an additional 2% per year until paid in full.

RPB
Grantor (initials)

RPB
Beneficiary (Initials)

Unofficial
Copy

Exhibit "B"

PARCEL I

Lot C-29, of the REPLAT OF RELOCATED NORTH BONNEVILLE-CBD, Sheet 8 of 10 Sheets, recorded in Book "B" of Plats, page 14, under Auditor's File No. 83466, also recorded in Book "B" of Plats, page 30, under Auditor's File No. 84429, records of Skamania County, Washington.

TOGETHER WITH the South 27.5 feet of Lot C-30 of the REPLAT OF RELOCATED NORTH BONNEVILLE-CBD, Sheet 8 of 10 Sheets, recorded in Book "B" of Plats, page 14, under Auditor's File No. 83466, also recorded in Book "B" of Plats, page 30, under Auditor's File No. 84429, records of Skamania County, Washington

PARCEL II

Lot C-30, of the PLAT OF RELOCATED NORTH BONNEVILLE-CBD, Sheet 8 of 10 Sheets, recorded in Book "B" of Plats, page 14, under Auditor's File No. 83466, also recorded in Book "B" of Plats, page 30, under Auditor's File No. 84429, records of Skamania County, Washington.

EXCEPT the South 27.5 feet of said Lot C-30, also recorded in Auditor's File No. 2004154873.

PARCEL III

Lot C-41, of the PLAT OF RELOCATED NORTH BONNEVILLE-CBD, Sheet 9 of 10 Sheets, recorded in Book "B" of Plats, page 15, under Auditor's File No. 83466, also recorded in Book "B" of Plats, page 31, under Skamania County File No. 84429, records of Skamania County, Washington.

APB *APB*