

When recorded return to:

John Bloomquist  
643 NW Lofall Road  
Poulsho, WA. 98370-9227

504c 32589

**DEED OF TRUST**  
*(For use in the State of Washington only)*

THIS DEED OF TRUST, made this 7 day of MARCH 2012 between

TIMOTHY J. WATERS AND KAELE S. WATERS, HUSBAND AND WIFE

as GRANTOR(S),  
whose address is PO BOX 833, CARSON WA. 98610

and COLUMBIA GORGE TITLE LLC

as TRUSTEE,  
whose address is 304 OAK STREET, HOOD RIVER OR. 97031

and JOHN F. BLOOMQUIST, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELSIE V.  
BLOOMQUIST, DECEASED

as BENEFICIARY,  
whose address is 643 NW LOFALL ROAD, POULSHO WA. 98370

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the  
following described real property in SKAMANIA County, Washington:

FULL LEGAL DESCRIPTION ON PAGE 6

Abbreviated Legal: (Required if full legal not inserted above.) LOT 6 BLOCK A TOWN OF CARSON

Tax Parcel Number(s): 03-08-29-1-1-3900-00

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 of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$77,500.00 )

with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of Grantor(s)' 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 MARCH 10, 2027.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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(s). 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(s) 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(s) 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.

TSW TIW  
Grantor initials

JFB Personal Rep.  
Beneficiary initials

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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. 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.
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(s) 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(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. 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; and (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 all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, 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 an action or proceeding in which Grantor(s), Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

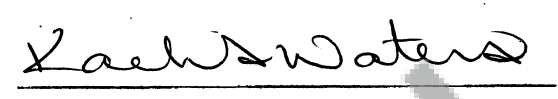
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

9. ADDITIONAL TERMS AND CONDITIONS: (check one)

- a. ☒ (X) None
- b. ☐ ( ) As set forth on the attached Exhibit \_\_\_\_\_ which is incorporated by this reference.

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

  
TIMOTHY J. WATERS


  
KAELI S. WATERS

STATE OF Washington  
COUNTY OF Skamania

ss.

I certify that I know or have satisfactory evidence that Timothy J. Waters & Kaeli S. Waters (is/are) the person(s) who appeared before me, and said person(s) 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: March 7, 2012

  
Notary name printed or typed:  
Notary Public in and for the State of Washington  
Residing at Carson  
My appointment expires: 06/17/2014



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: \_\_\_\_\_

Unofficial Copy

EXHIBIT 'A'

Parcel I

Lot 6, Block A of the Town of Carson, according to the recorded Plat thereof, recorded in Book A, of Plats, Page 23, in the County of Skamania, State of Washington.

Parcel II

The West 20 feet of Lot 7, Block A, of the Town of Carson, according to the recorded Plat thereof, recorded in Book A, of Plats, Page 23, as existed prior to the vacation of said Lot 7, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southwest Corner of Lot 8 of Block "A" of the Original Plat of Carson, as recorded in Book "A" of Plats, on Page 23, Skamania County Records and running thence East along the South Line of Lot 8, a distance of 20 feet; Thence South 50 feet; Thence West 20 feet; Thence North 50 feet to the Point of Beginning.

Parcel III

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest Corner of Lot 6 of Block A, of the Original Town of Carson according to the official plat, recorded in Book A, of plat, Page 23, thereof on file and of record in the office of the Auditor of Skamania County, Washington, said point being 30 feet East and 330 feet South of the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the said Section 29; Thence East 130 feet to the Southeast Corner of Lot 6 of said Block A; Thence South 135 feet, more or less to the North line of the County road known and designated as Frederick Avenue; Thence West 130 feet to a point on the East line of Secondary State Highway No. 8-C; Thence North 135 feet, more or less, to the point of beginning.