

After Recording, Return To:

*Cassie N. Crawford
Vancouver Land Law Corp.
P.O. Box 61488
Vancouver, WA 98666
(360) 907-5696*

DEED OF TRUST

THIS DEED OF TRUST, made 8/8/16, between
Grantor(s) JEFFREY M. MOCNIAK, a married man as his separate property &
TIMOTHY T. O'MALLEY, a single man (taking as tenants in common), and Trustee
NexTitle, and Beneficiary NORANNE CLAYTON, Trustee for the Noranne Clayton
Living Trust dd 7/8/1991.

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:

See Attached Exhibit "A"

Skamania County Assessor Tax Parcel Number(s): 03750100010000

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now hereafter thereunto belonging or in any wise appertaining to, and the rents, issues, and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor(s) herein contained, and payment of the sum of \$251,252.34 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 his/her/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(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.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an imminent 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(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 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; 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 the interest in the property which Grantor(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they 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 encumbrances 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 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 to 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.

Dated: 8/8/2016


JEFFREY M. MOCNIAK

Dated: 8/8/2016

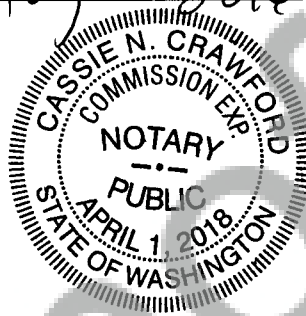

TIMOTHY T. O'MALLEY

Unofficial Copy

STATE OF WASHINGTON)
) ss.
 County of Clark)

On this day personally appeared before me JEFFREY M. MOCNIAK to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8
 day of Aug. 2016.



Cassie N. Crawford
 NOTARY PUBLIC in and for the State
 of Washington
Cassie N. Crawford
 Expiration: 4/1/18

STATE OF WASHINGTON)
) ss.
 County of Clark)

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Commitment No. : CL3528

EXHIBIT "A"

LOT 1 OF THE ELLIS SHORT PLAT, RECORDED APRIL 8, 2005, UNDER AUDITOR'S FILE NO. 2005156870, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7.5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 09°24'32" EAST, A DISTANCE OF 691.97 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°13'40" WEST, A DISTANCE OF 169.40 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 32°01'07" WEST, A DISTANCE OF 127.19 FEET; THENCE SOUTH 12°05'52" EAST, A DISTANCE OF 590.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT SITUATED IN LOT 1 OF THE ELLIS SHORT PLAT RECORDED APRIL 8, 2005 UNDER AUDITOR'S FILE NO. 2005156870, RECORDS OF SKAMANIA COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, THAT BEARS NORTH 09°24'32" EAST, A DISTANCE OF 50.10 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 09°24'32" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 80°05'51" WEST, A DISTANCE OF 31.67 FEET; THENCE SOUTH 12°05'52" EAST, A DISTANCE OF 32.36 FEET; THENCE SOUTH 80°05'51" EAST, DISTANCE OF 19.81 FEET TO THE POINT OF BEGINNING.