

When recorded, return to:
Umpqua Bank
Attn: Post Closing
6610 SW Cardinal Lane, 1st Floor
Tigard, OR 97224

Assessor's Parcel or Account Number: 03-07-35-4-4-0806-00

Abbreviated Legal Description: Lot 3 OSPREY RIDGE S/P #2005159290

[Include lot, block and plat or section, township and range]

Full legal description located on page 3

Trustee: Columbia Gorge Title

Title Order No.: S17-0076KM
Escrow No.: S17-0076KM
LOAN #: 8501317643

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 17, 2017, together with all Riders to this document.

(B) "Borrower" is MICHAEL SULLIVAN AND TAMARA SULLIVAN, HUSBAND AND WIFE.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Umpqua Bank.





TRANSFEE OF RIGHTS IN THE PROPERTY
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under

whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.
(C) "Successor in Interest of Borrower" means any party that has taken title to the Property, mortgage loan" under RESPA.

in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed time, or any additional or successor legislation or regulation that governs the same subject matter. As implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to (P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its the Note, plus (iii) any amounts under Section 3 of this Security Instrument.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under on, the Loan.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default to, the value and/or condition of the Property.

of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part paid by any third party (other than insurance proceeds paid under the coverages described in Section (M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds (L) "Escrow Items" means those items that are described in Section 3.

transfers.
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic (K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by association or similar organization.
other charges that are imposed on Borrower or the Property by a condominium association, homeowners (J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, orders and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

Riders are to be executed by Borrower [check box as applicable]:
☒ Adjustable Rate Rider
☐ Condominium Rider
☒ Planned Unit Development Rider
☒ Other(s) [specify]
☐ Second Home Rider
☐ Construction Loan Rider

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following charges due under the Note, and all sums due under this Security Instrument, plus interest.
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late Property;
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Periodic Payments and to pay the debt in full not later than July 1, 2047.
Dollars (U.S. \$400,000.00) plus interest. Borrower has promised to pay this debt in regular
(E) "Note" means the promissory note signed by Borrower and dated June 17, 2017.
The Note states that Borrower owes Lender FOUR HUNDRED THOUSAND AND NO/100 *****

(D) "Trustee" is Columbia Gorge Title.
Lender is the beneficiary under this Security Instrument.

Lender is a State Chartered Bank,
laws of Oregon.
6021 244th Street SW, Mountlake Terrace, WA 98043.
organized and existing under the
Lender's address is
LOAN #: 8501317643



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Ellie Mae, Inc.

Initials: *MS*

payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all Security Instrument or performing the covenants and agreements secured by this Security Instrument or in the future against Lender shall relieve Borrower from making payments due under the Note and this balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal or current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the loan current. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on in the future, but Lender is not obligated to apply such payments at the time such payments are accepted, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments the loan current. Lender may accept any payment or partial payment if the payment or partial payments are insufficient to bring Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring such other location as may be designated by Lender in accordance with the notice provisions in Section 1.5. Payments are deemed received by Lender when received at the location designated in the Note or at a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Washington 98648 ("Property Address")
[Zip Code]
which currently has the address of 52 NW Freedom Court Rd, Stevenson,
[Street] [City]

APN #: 03-07-35-4-4-0806-00
Lot 3 OSPREY RIDGE S/P #2005159290
County Records.
Lot 3 of the Osprey Ridge Short Plat No. 1, recorded in Auditor File No. 2005159290, Skamania County of Skamania, State of Washington, described as follows:
A tract of land in Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the [Name of Recording Jurisdiction]:
[Type of Recording Jurisdiction] of Skamania

this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County
LOAN #: 8501317643



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due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3. Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess Funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments. Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.



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Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid



by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due. **6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not

destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration. Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process,

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.**

If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan,

Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not

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be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successors in interest of Borrower shall not operate to release the liability of Borrower or any Successors in interest of Borrower. Lender shall not be required to commence proceedings against any Successor in interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers, Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"); (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There



WAUDEED 0315
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individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security
Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an
and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer
Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing
RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the
of the new Loan Servicer, the address to which payments should be made and any other information
Loan Servicer, Borrower will be given written notice of the change which will state the name and address
one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the
servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be
Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan
to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects
in the Note (together with this Security Instrument) can be sold one or more times without prior notice
20. **Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest

reinstatement shall not apply in the case of acceleration under Section 18.
secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to
(d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations
drawn upon an institution whose deposits are insured by a federal agency, instrumentally or entity; or
order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is
sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money
Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement
and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this
(d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property
the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and
limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for
or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not
Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants
conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security
of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those
in this Security Instrument; (b) such other period as Applicable Law might specify for the termination
prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained
Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time
19. **Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions,
Security Instrument without further notice or demand on Borrower.

pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this
15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to
provide a period of not less than 30 days from the date the notice is given in accordance with Section
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall
However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.
a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written
If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not

or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.
to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract
"Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited
18. **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18,

17. **Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.
neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural
As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding

given effect without the conflicting provision.
Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be
In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable
might be silent, but such silence shall not be construed as a prohibition against agreement by contract.
Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it
obligations contained in this Security Instrument are subject to any requirements and limitations of
governed by federal law and the law of the jurisdiction in which the Property is located. All rights and

16. **Governing Law; Severability; Rules of Construction.** This Security Instrument shall be
Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.
by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the
with this Security Instrument shall not be deemed to have been given to Lender until actually received
herein unless Lender has designated another address by notice to Borrower. Any notice in connection
to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated
may be only one designated notice address under this Security Instrument at any one time. Any notice



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WASHINGTON--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3048 1/01 Page 10 of 11 Ellie Mae, Inc.

Initials: *MS*

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie

may purchase the Property at any sale.
Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie
by public announcement at the time and place fixed in the notice of sale. Lender or its designee
Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law
designated in the notice of sale in one or more parcels and in any order Trustee determines.
the Property at public auction to the highest bidder at the time and place and under the terms
and after publication of the notice of sale, Trustee, without demand and on Borrower, shall sell
Lender shall take such action regarding notice of sale and shall give such notices to Borrower
and to other persons as Applicable Law may require. After the time required by Applicable Law
of an event of default and of Lender's election to cause the Property to be sold. Trustee and
If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence
but not limited to, reasonable attorneys' fees and costs of title evidence.

to collect all expenses incurred in pursuing the remedies provided in this Section 22, including,
power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled
full of all sums secured by this Security Instrument without further demand and may invoke the
before the date specified in the notice, Lender at its option, may require immediate payment in
matters required to be included in the notice by Applicable Law. If the default is not cured on or
existence of a default or any other defense of Borrower to acceleration and sale, and any other
of the right to reinstate after acceleration, the right to bring a court action to assert the non-
acceleration of the sums secured by this Security Instrument and sale of the Property at public
auction at a date not less than 120 days in the future. The notice shall further inform Borrower
30 days from the date the notice is given to Borrower, by which the default must be cured; and
shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than
prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice
following Borrower's breach of any covenant or agreement in this Security Instrument (but not
22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

any obligation on Lender for an Environmental Cleanup.
take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create
remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly
notified by any governmental or regulatory authority, or any private party, that any removal or other
of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is
of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release
Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat
any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any
or other action by any governmental or regulatory agency or private party involving the Property and
Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit
maintenance of the Property (including, but not limited to, hazardous substances in consumer products).
Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to
two sentences shall not apply to the presence, use, or storage on the Property of small quantities of
Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding
Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a
do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental
Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not
Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous
Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.
action, remedial action, or removal action, as defined in Environmental Law, and (d) an "Environmental
relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response
(b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that
and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials;
the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides
substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and
21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those
shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.
to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18
to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given
provides a time period which must elapse before certain action can be taken, that time period will be deemed
party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law
given in compliance with the requirements of Section 15) of such alleged breach and afforded the other
of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice
Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason

LOAN #: 8501317643



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WAUDEED 0315

WASHINGTON--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
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Ellie Mae, Inc.

Initials:

WA 18

Lender: Umpqua Bank
NMLS ID: 401867
Loan Originator: Angela Michelle Stillman
NMLS ID: 114291

My Appointment Expires on 08-09-2020

Washington, residing at

Notary Public in and for the State of Washington

On this day personally appeared before me MICHAEL SULLIVAN AND TAMARA SULLIVAN to me known to be the individual party/parties described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 22nd day of June, 2017.

COUNTY OF SKAMANIA SS:

STATE OF Washington

TAMARA SULLIVAN
6-22-17
DATE (Seal)

MICHAEL SULLIVAN
6-22-17
DATE (Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.
23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.
24. Substitute Trustee. In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.
25. Use of Property. The Property is not used principally for agricultural purposes.
26. Attorneys' Fees. Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

LOAN #: 8501317643



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F3150RDU (CLS)

Ellie Mae, Inc.

MULTISTATE PUD RIDER--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3150 1/01

Initials:

BS

reasonable to ensure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

C. Public Liability Insurance. Borrower shall take such actions as may be not then due, with the excess, if any, paid to Borrower. shall apply the proceeds to the sums secured by the Security Instrument, whether or proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender repair following a loss to the Property, or to common areas and facilities of the PUD, any in the event of a distribution of property insurance proceeds in lieu of restoration or insurance coverage provided by the master or blanket policy.

Borrower shall give Lender prompt notice of any lapse in required property What Lender requires as a condition of this waiver can change during the term of the loan. to the extent that the required coverage is provided by the Owners Association policy. Section 5 to maintain property insurance on the Property; and (ii) Borrower's obligation under the provision in Section 3 for the Periodic Payment to Lender of the yearly premium to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives within the term "extended coverage," and any other hazards, including, but not limited (including deductible levels), for the periods, and against loss by fire, hazards included which is satisfactory to Lender and which provides insurance coverage in the amounts generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property **B. Property Insurance.** So long as the Owners Association maintains, with a imposed pursuant to the Constituent Documents.

Association. Borrower shall promptly pay, when due, all dues and assessments the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners (ii) articles of incorporation, trust instrument or any equivalent document which creates PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; **A. PUD Obligations.** Borrower shall perform all of Borrower's obligations under the Security Instrument, Borrower and Lender further covenant and agree as follows:

PUD COVENANTS. In addition to the covenants and agreements made in the the "Owners Association") and the uses, benefits and proceeds of Borrower's interest. or equivalent entity owning or managing the common areas and facilities of the PUD (the "PUD"). The Property also includes Borrower's interest in the homeowners association The Property is a part of a planned unit development known as **Hidden Ridge** (the "Declaration").

COVENANTS, CONDITIONS AND RESTRICTIONS
The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

located at: **52 NW Freedom Court Rd, Stevenson, WA 98648.** of the same date and covering the Property described in the Security Instrument and (the "Lender")

to **Umpqua Bank, a State Chartered Bank** of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") and is incorporated into and shall be deemed to amend and **June, 2017** THIS PLANNED UNIT DEVELOPMENT RIDER is made this **17th** day of

PLANNED UNIT DEVELOPMENT RIDER

LOAN #: 8501317643



MULTISTATE PUD RIDER--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3150 1/01
Page 2 of 2
F3150RDU 0115
F3150RLU (CLS)
06/14/2017 03:07 PM PST

Initials: MM 158

TAMARA SULLIVAN
6-22-17
DATE (Seal)

MICHAEL SULLIVAN
6-22-17
DATE (Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

LOAN #: 8501317643



LOAN #: 8501317643

ADJUSTABLE RATE RIDER
(LIBOR One-Year Index (As Published in the Wall Street Journal) - Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 17th day of June, 2017 (the "Commencement Date"), and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Umpqua Bank, a State Chartered Bank

("Lender") of the same date and covering the property described in the Security Instrument and located at:
52 NW Freedom Court Rd
Stevenson, WA 98648

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

(1) ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES
The Note provides for an initial interest rate of 5.000 %. The Note provides for changes, upon certain conditions specified in the Note having been met, in the adjustable rate and monthly payments as follows:

(A) Change Dates
The adjustable interest rate I will pay may change on the 1st day of July, 2024 and on that day of every 12 month(s) thereafter. Each date on which my adjustable interest rate could change is called a "Change Date."

(B) The Index
Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for one-year U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in the **Wall Street Journal**. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index".

If the Index is no longer available, the Note Holder will choose a new index which will be based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes
Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO AND THREE-FOURTHS** percentage point(s) (**2.750 %**) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section (1)(D) below,

AIO ARM LIBOR Adj Rate Rider 04-14
Ellie Mae, Inc.

Initials: *MB*
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L001832671CL (CLS)
06/14/2017 03:07 PM PST



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L001832671CL (CLS)
06/14/2017 03:07 PM PST

AIO ARM LIBOR Adj Rate Rider 04-14
Ellie Mae, Inc.

TAMARA SULLIVAN
6-22-17
DATE (Seal)

MICHAEL SULLIVAN
6-22-17
DATE (Seal)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

(F) Notice of Changes
The Note Holder will deliver or mail to me a notice of any changes in my adjustable interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any questions I may have regarding the notice.

(E) Effective Date of Changes
My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(D) Limits on Interest Rate Changes
The interest rate I am required to pay at the first Change Date will not be greater than 7.000 % or less than 3.000 %. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than two percentage point(s) (2.000 %) from the rate of interest I have been paying for the immediately preceding 12 month(s). My interest rate will never be greater than 10.000 % which is called the "Maximum Rate."

this rounded amount will be my new interest rate until the next succeeding Change Date. The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid Principal that I am expected to owe at the next Change Date in full on the Maturity Date (which, if and when my interest rate is changed to an adjustable rate, will be extended to thirty (30) years from the Commencement Date) at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment at that Change Date.

LOAN #: 8501317643



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06/14/2017 03:07 PM PST

AIO Const Rider to Security Inst 03.2009
Ellie Mae, Inc.

1. **Construction Loan Agreement.** Borrower's Note evidences Borrower's promise to pay Lender the aggregate amount of all advances made and distributed by Lender under the terms and conditions of a Construction Loan Agreement between Lender and Borrower dated the same date as the Note (the "Loan Agreement"). The Loan Agreement provides for construction of certain improvements (the "improvements") on the Property. Borrower agrees to comply with the covenants and conditions of the Loan Agreement. This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, including the aggregate amount of all advances made by Lender from time to time under the terms of the Loan Agreement, with interest at the Construction Phase Note Rate, and all renewals, extensions, and modifications of the Note, (b) the performance of all of Borrower's covenants and agreements under the Note, this Security Instrument, and the Loan Agreement (the "Loan Documents"), and (c) the payment of all other sums, with interest at the Note

AMEND AND ADDITIONAL COVENANTS. In addition to the covenants and agreements made in this Security Instrument, Borrower and Lender further covenant and agree as follows:

THIS CONSTRUCTION LOAN RIDER TO SECURITY INSTRUMENT (the "Rider") shall be deemed to amend and supplement the Mortgage, Open-End Mortgage, Deed of Trust, Credit Line Deed of Trust, and any and all riders or amendments thereto (the "Security Instrument") of the same date, to which this Rider is attached, given by the undersigned (the "Borrower") to secure Borrower's Promissory Note to Lender of the same date (the "Note") and covering the property (the "property") described in this Security Instrument. All terms defined in the Note and elsewhere in this Security Instrument shall have the same meaning in this Rider.

PROPERTY:
52 NW Freedom Court Rd
Stevenson, WA 98648

BORROWER(S): Michael Sullivan AND Tamara Sullivan

LENDER: Umpqua Bank, it's Successors and/or Assigns

**CONSTRUCTION LOAN RIDER TO SECURITY INSTRUMENT
(INCLUDING SECURITY AGREEMENT)
(To Be Recorded With The Security Instrument)**

Umpqua
B · A · N · K



LOAN #: 8501317643



L00183267ARU 0213
L00183267ALU (CLS)
06/14/2017 03:07 PM PST

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This Security Instrument is and shall be a security agreement granting Lender a first and prior security interest in all of Borrower's right, title and interest in and to the Personal Property, under and within the meaning of applicable state laws, as well as a document granting a lien upon and against the Real Property. In the event of any foreclosure sale, whether made by Trustee, or under judgment of a court, all of the Real Property and Personal Property may, at the option of the Lender, be sold as a whole or in parcels. It shall not be necessary to have present at the place of such sale the Personal Property or any part thereof. Lender, as well as Trustee

prohibited by applicable law.
interest in household goods, to the extent that such a security interest would be however, Lender is not granted, and will not have, a non-purchase money security Property. Despite any other provision of this Rider or any other Loan Document, of and accessions to those goods; and (iii) proceeds and products of the Personal be used in connection with the Property or the improvements, and all replacements every nature whatsoever now hereafter located in, or on, or used, or intended to all fixtures, machinery, equipment, building materials, appliances, and goods of described as follows: (i) Borrower's right to possession of the Property; (ii) any and personal property is sometimes referred to as the "Personal Property", and is referred to as the "Real Property". The portion of the Property which constitutes "Property". The portion of the Property that constitutes real property is sometimes Security Instrument includes the Property previously described or referred to in this Security Instrument, together with the following, all of which are referred to as the "Property". The portion of the Property that constitutes real property is sometimes referred to as the "Real Property". The portion of the Property which constitutes personal property is sometimes referred to as the "Personal Property", and is described as follows: (i) Borrower's right to possession of the Property; (ii) any and all fixtures, machinery, equipment, building materials, appliances, and goods of every nature whatsoever now hereafter located in, or on, or used, or intended to be used in connection with the Property or the improvements, and all replacements of and accessions to those goods; and (iii) proceeds and products of the Personal Property. Despite any other provision of this Rider or any other Loan Document, Lender is not granted, and will not have, a non-purchase money security interest in household goods, to the extent that such a security interest would be prohibited by applicable law.

5. Security Agreement and Financing Statement. The property covered by this Security Instrument includes the Property previously described or referred to in this Security Instrument, together with the following, all of which are referred to as the "Property". The portion of the Property that constitutes real property is sometimes referred to as the "Real Property". The portion of the Property which constitutes personal property is sometimes referred to as the "Personal Property", and is described as follows: (i) Borrower's right to possession of the Property; (ii) any and all fixtures, machinery, equipment, building materials, appliances, and goods of every nature whatsoever now hereafter located in, or on, or used, or intended to be used in connection with the Property or the improvements, and all replacements of and accessions to those goods; and (iii) proceeds and products of the Personal Property. Despite any other provision of this Rider or any other Loan Document, Lender is not granted, and will not have, a non-purchase money security interest in household goods, to the extent that such a security interest would be prohibited by applicable law.

4. Breach by Borrower. In case of breach by Borrower of the covenants and conditions of the Loan Agreement, subject to any right of Borrower to cure Borrower's default, Lender, at Lender's option, with or without entry upon the Property (a) may invoke any of the rights or remedies provided in the Loan Agreement; (b) may accelerate the sums secured by this Security Instrument and invoke any of the remedies provided in this Security Instrument; or (c) may do both. Lender's failure to exercise any of its rights and remedies at any one time shall not constitute a waiver by the Lender of its right to exercise that right or remedy, or any other right or remedy, in the future.

3. Assignment of Rights or Claims. From time to time as Lender deems necessary to protect Lender's interest, Borrower shall, upon request of Lender, execute, acknowledge before a notary, and deliver to Lender, assignments of any and all rights or claims which relate to the construction on the Property.

2. Future Advances. During the construction of the improvements (the "Construction Phase"), interest will accrue on the outstanding Principal according to the terms set forth in the Note. Provided there has been no default as defined in the Note, the Loan Agreement, or this Security Instrument, Lender is legally obligated to make advances of principal upon application therefore by the Borrower in accordance with the provisions of the Note and Loan Agreement up to a maximum Principal amount (including present and future obligations), which is equal to the amount of the Note as set forth in the Security Instrument. Such advances shall be evidenced by the Note, made under the terms of the Loan Agreement and secured by this Security Instrument and may occur for a period up to the end of the Construction Phase, but in no event after 18 month(s) from the date of this Rider.

Rate, advanced by Lender to protect the security of this Security Instrument, or to perform any of Borrower's obligations under the Loan Documents. Upon the failure of Borrower to keep and perform all the covenants, conditions and agreements of the Loan Agreement, the Principal and all interest and other charges provided for in the Loan Documents and secured hereby shall, at the option of the Lender, become immediately due and payable in full.

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8. Relation to Loan Agreement. This Security Instrument is subject to all of the applicable terms and conditions contained in the Loan Agreement. The Loan Agreement is to be filed in the County Clerk's Office in the County where the Property is located at the same time this Security Instrument is recorded. If Borrower fails to keep any of the promises Borrower makes in the Loan Agreement, Lender may require that the entire balance of Borrower's debt to Lender be paid immediately. The terms and conditions of this Rider shall survive the termination of the Loan Agreement and the repayment of the Loan.

The name and address of the Lender/Secured Party is:
Umpqua Bank
6021 244th Street SW
Mountlake Terrace, WA 98043

The address of the Borrower is:
52 NW Freedom Court Rd
Stevenson, WA 98648

7. Addresses.

6. Invalid Provisions. If any provision of this Security Instrument is declared invalid, illegal, or unenforceable by a court of competent jurisdiction, then such invalid, illegal, or unenforceable provision shall be severed from this Security Instrument and the remainder enforced as if such invalid, illegal or unenforceable provision is not a part of this Security Instrument.

Borrower also authorizes Lender to sign and file, without Borrower's signature, such financing and continuation statements, amendments, and supplements thereto, and other documents that Lender may from time to time deem necessary to perfect, preserve and protect Lender's interest in the Property. Borrower agrees to sign these documents whenever Lender asks. Borrower also gives Lender permission to sign these documents for Borrower.

Lender may, at its election, at any time after delivery of this Security Instrument, sign one or more copies of this Security Instrument in order that such copies may be used as a financing statement under applicable state laws. Lender's signature need not be acknowledged, and is not necessary to the effectiveness hereof as a deed of trust, a security agreement, or (unless otherwise required by applicable law) a financing statement.

on Lender's behalf, shall have all the rights, remedies and recourse with respect to the Personal Property afforded to a "Secured Party" by applicable state laws in addition to and not in limitation of the other rights and remedies afforded Lender and/or Trustee under this Security Instrument. Borrower shall, upon demand, pay to Lender the amount of any and all expenses, including the fees and disbursements of Lender's legal counsel and of any experts and agents, which Lender may incur in connection with: (i) the making and/or administration of this Security Instrument; (ii) the custody, preservation, use or operation of, or the sale of, collection from, or other realization upon any Property, real and/or personal, described in this Security Instrument; (iii) the exercise or enforcement of any of the rights of Lender under this Security Instrument; or (iv) the failure by Borrower to perform or observe any of the provisions or covenants in this Security Instrument.

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Unofficial Copy

TAMARA SULLIVAN
Tamara Sullivan
DATE 6-22-17 (Seal)

MICHAEL SULLIVAN
Michael Sullivan
DATE 6-22-17 (Seal)

Dated this 22 day of June

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Rider.
LOAN #: 8501317643



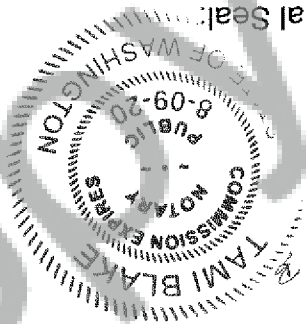
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ATTENTION COUNTY CLERK. This instrument covers goods that are or are to become fixtures on the Property described herein and is to be filed for record in the records where Security Instruments on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as a Security Instrument but also as a financing statement covering goods that are or are to become fixtures on the Property described herein. The mailing address of the Borrower (Debtor) and Lender (Secured Party) are set forth in this Security Instrument.

Official Seal: _____
Notary Public, state of Washington
My commission expires: 08-09-2020
Notary Printed Name
Tami Blake
Notary Signature
Tami Blake



to me known and known to me to be the same person(s) described in and who executed the foregoing instrument, and (s)he/they duly (jointly and severally) acknowledged to me that (s)he/they executed the same.

On this 22nd day of June, 2017, before me the subscriber personally appeared Michael Sullivan and Tami Sullivan

STATE OF Washington
COUNTY OF Skamania