

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney at Law  
Pabst Holland & Reynolds, PLLC  
900 Washington Street, Suite 820  
Vancouver, WA 98660

**Grantor:** DAVID J. GOLDRING  
**Grantee (Beneficiary):** DOUGLAS L. PROBSTFELD LIVING TRUST dated  
08/22/2007  
**Grantee (Trustee)** CASCADE TITLE COMPANY  
**Abbreviated Legal:** LOT 5 BLK 2 RELOCATED NO BONNEVILLE 10,448 SQ FT  
**Assessor's Tax Parcel #:** 02073011240000  
**Other Reference Nos:** 2012181317

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**DEED OF TRUST**

THIS DEED OF TRUST, made this 12 day of November, 2018,  
between DAVID J. GOLDRING, GRANTOR, whose address is 205 Farwest Street, North  
Bonneville, Washington 98639, TRUSTEE, CASCADE TITLE COMPANY, whose address is  
404 E 15th Street #12, Vancouver, Washington 98663, and BENEFICIARY, DOUGLAS L.  
PROBSTFELD, Trustee of the DOUGLAS L. PROBSTFELD LIVING TRUST dated  
08/22/2007 whose address is 206 Farwest Street, North Bonneville Washington 98639.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of  
sale, the following described real property in Skamania County, Washington:

Lot 5 of Block 2 of the PLAT OF RELOCATED NORTH BONNEVILLE,  
according to the Plat recorded in Block "B," page 8, Auditor File No. 83466.  
And re-recorded in Book "B," page 24, Auditor File No. 84429, Skamania  
County Plat Records.

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

This Deed of Trust is for the purpose of securing performance of each agreement of  
Grantor herein contained, and payment of the sum of Two Hundred Ninety Thousand Dollars

DEED OF TRUST

Page 1

(PROBSTFELD, Douglas/ D Deed of Trust (David Goldring - 2018))

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(\$290,000.00) with two percent (2%) interest compounded annually back on or before five years (5) from August 14, 2017, in accordance with the terms of a promissory note of August 14, 2017, payable to the Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions of and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by Beneficiary, and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary as its interest may appear and then to Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Beneficiary shall determine. Such application by Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the

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Page 2

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note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof 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 his right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. 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 Grantor and Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of 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 (as amended), 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 fees; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of their execution of this Deed of Trust, and such as 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 purchasers 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 any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by Trustee.

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

  
DAVID J. GOLDRING, Grantor

STATE OF WASHINGTON )

: ss.

County of Clark )

I certify that DAVID J. GOLDRING appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 11-12-18

  
JOHN H. BROUGHTON

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 2-7-2019

NOTARY PUBLIC  
STATE OF WASHINGTON  
JOHN H BROUGHTON  
COMMISSION EXPIRES 02-07-19

DEED OF TRUST

Page 4

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