

WHEN RECORDED MAIL TO:
Bakken Bail Bonds, LLC
217 S. Badger Ave.,
Suite C8
Appleton, WI 54914

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST

This Deed of Trust, made this 13th day of February, 2019, between David Keller, as his separate estate, and Laurie Waignwright, a/k/a Laurie Wainwright, as her separate estate, herein called TRUSTOR(s), whose address is 27304 NE Hathaway Road, Camas WA 98607-7218 and Bakken Bail Bonds, LLC, a North Dakota Limited Liability Company, whose mailing address is 217 S. Badger Ave., Suite C8, Appleton, WI 54914, herein called TRUSTEE, and U.S. Specialty Insurance Company, a Texas Corporation, with an address of 601 South Figueroa Street, Suite 1600, Los Angeles CA 90017 and/or Bail USA, Inc., a Pennsylvania corporation, with an address of 157 Main St, Greenville, PA 16125, their successors or assigns, or order, herein called BENEFICIARY(ies).

Witnesseth: That Trustor

IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS, to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Skamania County, Washington, described as:

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 30, Township 2 North Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the David L. Simes Short Plat, recorded in Book 3 of Short Plats, Page 166, Skamania County Records.

Tax Parcel Number(s): 02053000131100

Together with the appurtenances thereto and warranting the title to said premises, with exception to liens and encumbrances of record as of this date and recorded prior to this date.

To have and to hold the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely:

For the purpose of securing payment to the said Trustee or Beneficiary, of the monies due to and of all losses, expenditures and liability suffered, sustained, made or incurred by the U.S. Specialty Insurance Company, a Texas Corporation, with an address of 601 South Figueroa Street, Suite 1600, Los Angeles CA 90017, a corporation, hereinafter called the Surety, or by the Surety's agent, Trustee or other Beneficiary(ies) (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by references as though herein fully set forth) on account of, growing out of, or resulting from the execution of certain bail bond(s) written for defendant, David Daniel Keller, who is facing charges in Dunn County, North Dakota, as evidenced by U.S. Specialty Insurance Company Power Of Attorney# Q1H 3555613 and any future power of attorney numbers that should arise related to the same case number and charges by defendant in North Dakota with the same party(ies).

This deed of trust secures the promissory note signed by David Keller and Laurie Waignwright a/k/a Laurie Wainwright, dated February 13, 2019. Said note is payable to Bakken Bail Bonds, LLC, Trustee, of 217 S. Badger Ave., Suite C8, Appleton, WI 54914, and U.S. Specialty Insurance Company, a Texas Corporation, with an address of 601 South Figueroa Street, Suite 1600, Los Angeles CA 90017 and/or Bail USA, Inc., a Pennsylvania corporation, their successors or assigns, or order, as Beneficiaries. This promissory note shall be payable on demand in the event the bail bond in the amount of One Hundred Thousand and no/100 Dollars (\$100,000.00), written February 13, 2019, posted in Stark County, North Dakota, for Dunn County,
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North Dakota for David Keller, principal, is forfeited, called due and payable, and/or paid by the Trustee or Beneficiaries herein listed. In addition, if the principal causes U.S. Specialty Insurance Company, a Texas Corporation, and/or Bail USA, Inc., or their agent, Bakken Bail Bonds, LLC, and/or assigns of any party, to incur costs other than by forfeiture of the bail bond, such costs shall be payable on demand.

Trustor Agrees:

(a) To keep said property in good condition and repair, not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(b) That the Surety of Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing recorded in the office of the recorder of the county or counties where said property is situated, shall be conducive proof of proper substitution of such successor Trustee or Substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Surety or Beneficiary and duly acknowledged and Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

(c) That a certificate signed by the Beneficiary at any time hereinafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Bond; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at twelve percent (12%) per annum from demand to date of payment and attorney's fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

(d) That property is not currently used for homestead at the time of this transaction.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of sale hereunder be mailed to him at this address hereinabove set forth. Documents prepared by Bakken Bail Bonds LLC and Bail USA, Inc.

State of North Dakota)
County of Williams)

On Feb 13, 2019
before me, Brenda A Tupper, a

Signature of Trustor(s)

(signed)

David Keller

Notary Public, personally appeared _____
David Keller
Laurie Wainwright

(signed)

Laurie Wainwright a/k/a Laurie Wainwright

known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Brenda A Tupper (Seal)

(Notary Public in and for the State of North Dakota

My appointment expires on June 28, 2022

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BRENDA A TUPPER
NOTARY PUBLIC
STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES
JUNE 28, 2022

NAME AFFIDAVIT

Before me, the undersigned authority, this day personally appeared Laurie Wainwright.

("Affiant") who being by me first duly sworn, affirmed as follows:

Affiant is one and the same person as: Laurie Wainwright as named in Statutory Warranty Deed dated September 26, 2017 and recorded February 5, 2018 as document AFN# 2018000219 in Skamania County, Washington recorder's office.


(SIGNATURE)
LAURIE WAINWRIGHT
(PRINT NAME OF AFFIANT)

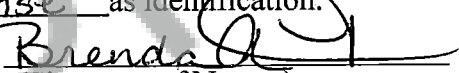
STATE OF North Dakota

COUNTY OF Williams

BRENDA A TUPPER
NOTARY PUBLIC
STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES
JUNE 28, 2022

Sworn to and subscribed before me this 13 day of Feb, 2019,
by Laurie Wainwright, who was personally known to me
or who presented Washington Drivers License as identification.

Commission No. _____
Commission Expiration: June 28, 2022


(Signature of Notary)
Brenda A Tupper
(Printed name of Notary)

Document prepared by Bakken Bail Bonds LLC and Bail USA, Inc.

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