

Skamania County, WA

Total:\$108.50

TRST

Pgs=5

2020-002935

10/26/2020 10:59 AM

Request of: UNDSOIN INSURANCE COMPANY



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After Recording Return to:
Hudson Insurance Company
23975 Park Sorrento, Suite 225
Calabasas, CA 91302

For Recorder's Use

DEED OF TRUST

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 22nd day of October, 2020, between Lorraine Kimberly Erion, a Married Woman as her Separate Estate, GRANTOR, whose address is 1622 Ryan Tavelli Road, Washougal, WA 98671, Napa River Insurance Service, Inc., a corporation, GRANTEE, whose address is 23975 Park Sorrento, Suite 225, Calabasas, CA 91302 and Hudson Insurance Company, as BENEFICIARY, whose address is 23975 Park Sorrento, Suite 225, Calabasas, CA 91302,

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

See Exhibit "A" attached hereto and incorporated herein by reference.

Tax Account Number: 01050200010000

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

This Deed of Trust is a Line of Credit Instrument granted to secure Grantor's performance of a General Agreement of Indemnity entered into concurrently herewith. The maximum principal amount secured is the penal limits of the surety bonds issued to Grantor by Grantee, in reliance of the General Agreement of Indemnity and this Deed of Trust, plus such reasonable costs and attorneys' fees as are provided for in the General Agreement of Indemnity. The maximum principal amount is \$600,000.00.

This Deed of Trust shall remain in full force and effect so long as the Grantor has any obligation to Beneficiary, and shall not be affected by the bankruptcy of Beneficiary, except to the extent required by such law.

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 the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor 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 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 as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (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 his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to, the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The

By:

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the North half of Section 2, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a concrete monument at the Northwest corner of Section 2; thence South 00°00' 00" West along the West line of the Northwest quarter of Section 2 for a distance of 2623.17 feet to a 1 inch iron pipe with brass cap at the West quarter of Section 2; thence North 86° 04' 21" East, 3014.07 feet to a 5/8 inch iron rod, hereinafter called Point "A", and the true point of beginning; thence North 31° 55' 00" West, 381.40 feet to a half inch iron rod; thence continuing North 31° 55' 00" West, 707.60 feet to a point, hereinafter called Point "B"; thence North 58° 05' 00" West, 200.00 feet to a 5/8 inch iron rod at Point "A" and the true point of beginning.

Assessor's Parcel No: 01050200010000