


**When recorded return to:**  
Thomas M. Grose and Doreen M. Grose  
P.O. Box 87  
Toutle, WA 98649

Skamania County, WA  
Total: \$308.50  
TRST  
Pgs=5  
Request of: COLUMBIA GORGE TITLE  
2025-001687  
10/27/2025 12:09 PM  
  
00022678202600016870050057

Filed for record at the request of:



655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612902809

**DEED OF TRUST**  
**(For use in the State of Washington only)**

THIS DEED OF TRUST, made this 23rd day of October, 2025 between  
13 Four Peaks, LLC, a Washington limited liability company  
as GRANTOR(S),  
whose address is 4815 NE 238th Avenue, Vancouver, WA 98682  
and

Fidelity National Title Company of Washington, Inc.  
as TRUSTEE,  
whose address is 655 W. Columbia Way, Suite 200, Vancouver, WA 98660  
and Thomas M. Grose and Doreen M. Grose, husband and wife  
as BENEFICIARY,  
whose address is 4250 Tower Road, Castle Rock, WA 98611

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in Skamania County, Washington:

Lot 13, 4-Peaks Subdivision, according to the Plat thereof, recorded in Book 'B' of Plats, Page 60, in the County of Skamania, State of Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 07060820130000

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 for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of Grantor(s)' successors or assigns, together with interest thereon at such rate as shall be agreed upon.

**DUE DATE:** The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on June 1, 2027.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.

(continued)

- 
- Grantor initials
Beneficiary initials

- \_\_\_\_\_  
Grantor initials
- \_\_\_\_\_  
Beneficiary initials

WA-FT-FVAN-01530.612001-612902809

(continued)

- Grantor initials

Grantor initials

Beneficiary initials

Beneficiary initials

- \_\_\_\_\_  
Grantor initials

Grantor initials

Beneficiary initials

Beneficiary initials

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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

## DEED OF TRUST

(continued)

4. Upon default by Grantor(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 encumbrancers 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 absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor(s), Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.
9. ADDITIONAL TERMS AND CONDITIONS: (check one)
  - a. ☒ None
  - b. ☐ As set forth on the attached Exhibit "A" which is incorporated by this reference.(Note: If neither "a" or "b" is checked, then option "a" applies.)

13 Four Peaks, LLC

BY: [Signature]  
Brandon Posey  
Member

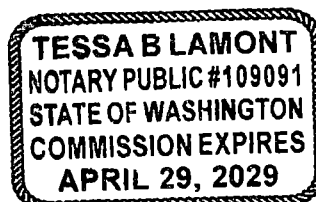
BY: [Signature]  
Jennifer Posey  
Member

State of Washington

County of Clark

This record was acknowledged before me on 10/23/25 by Brandon Posey and Jennifer Posey as Member and Member, respectively, of 13 Four Peaks, LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 4/29/29



**REQUEST FOR FULL RECONVEYANCE**  
***Do not record. To be used only when note has been paid.***

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

\_\_\_\_\_  
Thomas M. Grose

\_\_\_\_\_  
Date

\_\_\_\_\_  
Doreen M. Grose

\_\_\_\_\_  
Date

Unofficial  
Copy