

AFTER RECORDING
PLEASE RETURN TO:

Document Title; Deed of Trust
Grantor(s): **Umbrella Group LLC**
Grantee: _____
Tax Parcel #: _____
Legal Description: _____

**SHORT FORM
DEED OF TRUST**

THIS DEED OF TRUST is made this _____ day of _____ BETWEEN **Umbrella Group, LLC** as Grantors, whose address is _____ and _____, as Trustee, whose address is _____, and _____, as Beneficiary, whose address is _____.

Grantor hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property situate in the County of _____, State of Washington:

Tax Parcel Number: _____

Situs address: _____

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING the following:

(a) Payment of the sum of _____ (\$ _____) with _____ interest thereon, according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor and all renewals, modifications or extensions thereof the said promissory including all renewals, modifications, and extensions thereof may hereafter be referenced as the "Note").

(b) Payment of any further sums advanced or loaned by Beneficiary to Grantor, or any of its successors or assigns, if (1) the note or other writing evidencing the future advance or loan specifically states that it is secured by this Deed of Trust or (2) the advance, including costs and expenses incurred by Beneficiary, is made pursuant to this Deed of Trust or any other documents executed by Grantor evidencing, securing or relating to the Note and/or the property securing repayment of the Note, whether executed prior to, contemporaneously with or subsequent to this Deed of Trust (this Deed of Trust, the Note and such other documents, including any construction or other loan agreement, are hereafter collectively referred to as the "Loan Documents") together with interest thereon at the rate set forth in the Note unless otherwise specified in the Loan Documents or agreed to in writing; and

(c) Performance of each agreement, term and condition set forth or incorporated by reference in the Loan Documents unless performance of such agreement, term or condition is specifically provided to not be secured by this Deed of Trust.

Notwithstanding the foregoing and the covenants hereafter set forth, it is expressly agreed and acknowledged that none of the covenants, representations, or other obligations of Grantor set forth in this Deed of Trust are intended by Grantor and Beneficiary to secure or be the substantial equivalent of obligations of Grantor arising under any the Hazardous Substance Warranty and Indemnity Agreement or other environmental indemnity agreement or provision, including without limitation any agreement or provision pertaining to hazardous or toxic wastes or substances, and any reference hereafter to the Loan Documents shall not include any such environmental indemnity agreement or provision included therein.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs I through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of October, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to wit:

AUDITORS.		AUDITOR'S					
COUNTY	BOOK OR VOL.	PAGE NO	FRE NO	COUNTY	BOOK OR VOL	PAGE NO.	FILE NO.
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	25562
Asotin	Microfilmed Under	Auditor's No	101896	Lincoln	107 of Mortgages	776-779	316596
Benton	24.1 of Official Rec.	695A-C	592931	Mason	Reel 48	Pram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallali	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649.652	55707
Clark	And. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs,	707-710	2250799
Cowlitz	747 of Official Re.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123.	15.1893	Skagit	19 of Official Rec.	80-83	716277
Perry	28 of Deeds	413-416	153150	Skaruania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233. of Official Rec.	540-543	2043549
Garfield	Microfilmed tinder	Auditor's No.	13044	Spokane	14 of Official Rec.	1048-1051	376267C

Grant	44 of Rec. Doe.	373-376	538241	Stevens.	109 of Mtgs.	394-397	390635
Grays Harbor		21 of General	31-34	207544	Thurston	454 of Official	Rec. 731-734
	785350						
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitg	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The Property which is subject of this Deed of Trust [which may be referenced herein and in, the Master Form Deed of Trust as the "property") is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

The Master Form Deed of Trust referenced hereinabove is hereby modified as follows: There is added to Paragraph 1, a new subsection as follows:

- (e) All permits, permit applications, site plans, plats, architectural plans, specifications, work drawings, surveys, engineering reports, test borings market surveys and other work product relating to said property, all materials, supplies and other goods now owned or hereafter acquired, whenever located, whether in the possession of Grantor or any other person, purchased for use in the construction or furnishing of improvements on said property, together with documents relating thereto and proceeds thereof; and the name by which the buildings and all other improvements on said property are commonly known and the continuing right to use such name.

Paragraph 5 is deleted and replaced by the following:

5. Grantor shall pay late charges as provided in the Note secured hereby

Paragraph 13 is modified as follows:

"ten percent (10%)" is deleted and replaced by "the greater of twelve percent (12%), the note rate, or the rate provided in the note in the event of default".

There is added to Paragraph 14 the following:

Grantor shall immediately upon demand pay, with interest as provided in Paragraph 13 hereof, all advances, expenditures, costs and expenses incurred by Beneficiary or Trustee in connection with the exercise of the foregoing rights, including without limitation, those hereinabove identified, and court costs, and costs of appraisals, consultants, and attorney fees, the repayment of all of which shall be secured hereby.

**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**

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

UMBRELLA GROUP, LLC

By: _____

STATE of _____
COUNTY OF _____

I certify that I know or have satisfactory evidence that _____
(is/are) the person(s) who appeared before me, and said person(s) acknowledge that
(he/she/they) signed this instrument and acknowledged it to me (his/her/their) free
and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____, 20__

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

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 evidence 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.

Dated _____

