

7/2/91

FILED FOR RECORD AT REQUEST OF:

Velikanje, Moore & Shore, Inc., P.S.
Attn: Morris G. Shore
405 East Lincoln
Yakima, Washington 98901

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MORTGAGE

THE MORTGAGOR, M V ASSOCIATES, a Washington Limited Partnership, mortgages to **VERN K. LARSON, ROSS H. LARSON, and LARSON FRUIT COMPANY**, a Washington corporation, to secure all obligations, monetary or otherwise, now or hereafter owed by Mortgagor to Mortgagees, or any of them, direct or indirect, together with interest thereon and together with any extensions or renewals thereof, the real estate described below, situated in Skagit County, state of Washington. It is understood that Mortgagees for some time have made, and will continue to make, certain advances or loans for the benefit of Mortgagor, which additional loans or advances shall be considered as secured by this Mortgage.

PARCEL A: Those portions of Sections 25 and 36, Township 34 North, Range 4 East, W.M., and those portions of Sections 30 and 31, Township 34 North, Range 5 East, W.M., situated in Skagit County, Washington, described as follows:

Commencing at the South 1/4 corner of said Section 25; thence North 89°23'49" West along the South line of said Section 83.18 feet to the Northeasterly margin of State Highway SR 9, as shown on Sheet 2 of 3 Sheets of Washington State Department of Transportation drawing titled "SR 9-MP47.22 to MP47.78 - North Big Lake Vicinity," bearing an approval date of November 14, 1977; thence North 24°00'41" West along said highway margin 189.74 feet to the POINT OF BEGINNING; thence South 24°00'41" East along said highway margin 610.58 feet to the North line of the South 935 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 36; thence South 89°06'52" East along said North line 388.53 feet to the East line of the West 490 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 36; thence South 2°01'17" West along said East line 360.07 feet to the North line of the South 575 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 36; thence South 89°06'52" East along said North line 297.95 feet; thence South 0°53'08" West 575.00 feet to the South line of the North 1/2 of the Northeast 1/4 of said Section 36; thence South 89°06'52" East along said South line 1819.40 feet to the Southwest corner of Government Lot 1 in said Section 31; thence South 89°40'38" East along the South line of said Government Lot 1 a distance of 1316.76 feet to the Southeast corner of said Government Lot 1; thence North 1°43'22" East along the East line of said Government Lot 1 a distance of 1333.62 feet to the Southeast corner of Government Lot 4 in said Section 30; thence North 1°49'03" East along the East line of said Government Lot 4 and the East line of Government Lot 3 in said Section 30 a distance of 1944.05 feet to the Northeast corner of the South 1/2 of said Government Lot 3; thence South 89°53'48" West along the North line of the said South 1/2 of said Government Lot 3 a distance of 807.95 feet; thence due South 614.99 feet; thence due West 1152.74 feet; thence North 13°51'13" East 82.77 feet; thence South 60°25'56" West 2495.14 feet to the beginning of a curve to the right having a radius of 30.00 feet; thence Westerly along said curve through a central angle of 95°33'23" an arc distance of 50.03 feet to the POINT OF BEGINNING.

EXCEPT those portions of Sections 30 and 31, Township 34 North, Range 5, East, W.M., situated in Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Government Lot 1 of said Section 31; thence North 1°43'22" East along the East line of said Government Lot 1 a distance of 1333.62 feet to the Southeast corner of Government Lot 4 in said Section 30; thence North 1°49'03" East along the East line of said Government Lot 4 and the East line of Government Lot 3 in said Section 30 a distance of 1944.05 feet to the Northeast corner of the South half of said Government Lot 3; thence South 89°53'48" West along the North line of the said South half of said Government Lot 3 a distance of 807.95 feet; thence due South 614.99 feet; thence due West 483.82 feet; thence South 1°49'03" West, 1320.12 feet; thence South 32°47'11" East 1591.66 feet to the intersection with the South line of Government Lot 1 of said Section 31; thence South 89°40'38" East along said South line 370.00 feet to the POINT OF BEGINNING.

PARCEL B: That portion of the Northeast 1/4 of Section 25, Township 34 North, Range 4, East, W.M., and that portion of Government Lot 2, Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington, described as follows:

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Beginning at the Southwest corner of Government Lot 2; thence South 89°44'03" East along the South line thereof 585.87 feet to a point on the arc of a curve whose center lies South 89°02'31" East 450 feet distant; thence Northeast along the arc of said curve to the right through a central angle of 51°02'31" an arc length of 400.88 feet; thence North 28°56'23" West 1137.64 feet to the North line of Government Lot 2; thence North 89°29'03" West 159.16 feet to the Northwest corner of said Government Lot; thence South 46°58'38" West 460.32 feet; thence South 38°00'00" East 149.65 feet to the beginning of a curve to the right having a radius of 830.00 feet; thence Southeasterly along the arc of said curve through a central angle of 13°06'35" an arc length of 189.91 feet; thence South 1°34'50" West 747.45 feet; thence South 89°44'03" East 117.05 feet to the Southwest corner of Government Lot 2 and the POINT OF BEGINNING.

PARCEL C: That portion of the Northeast 1/4 of Section 25, Township 34 North, Range 4, East, W.M., in Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision; thence South 77°06'16" East 739.84 feet; thence South 1611.27 feet to the POINT OF BEGINNING; thence South 72°18'04" West 98.43 feet; thence South 38°24'08" East 820.89 feet; thence North 56°55'28" East 1406.87 feet; thence North 38°00'00" West 420.98 feet; thence South 72°18'04" West 1402.22 feet to the POINT OF BEGINNING.

PARCEL D: That portion of the Northeast 1/4 and the Southeast 1/4 of Section 25, Township 34 North, Range 4 East., W.M., in Skagit County Washington, described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence South 77°06'16" East 739.84 feet; thence South 1611.27 feet; thence South 72°18'04" West 98.43 feet; thence South 38°24'08" East 820.89 feet to the POINT OF BEGINNING at the most Southerly corner of that tract designated Upland No. 14 as shown on sheet 5 of 6 of that survey recorded in Volume 4 of Surveys, pages 56 through 61, records of said county; thence North 56°55'28" East along the Southeasterly boundary of said tract 1406.87 feet to intersect the centerline of that easement 60.00 feet in width as recorded under recording number 8212100052, records of said county; thence South 38°00'00" East along said centerline 69.93 feet to the beginning of a curve to the right having a radius of 830.00 feet; thence Southeasterly along said curve and centerline through a central angle of 13°06'35" an arc distance of 189.91 feet; thence South 1°34'50" West 747.45 feet; thence South 89°44'03" East 117.05 feet to the East 1/4 corner of said section; thence South 1°34'50" West along the East line of said section and the East margin of said easement 447.20 feet; thence North 88°25'10" West 60.00 feet to the West margin of said easement and the beginning of a curve to the right from which the center lies North 88°25'10" West 470.00 feet distant; thence Southwesterly along said curve and margin through a central angle of 38°25'10" an arc distance of 315.16 feet to a point of tangency; thence South 40°00'00" West along said margin 278.74 feet; thence North 42°41'25" West 1557.40 feet to the POINT OF BEGINNING.

And the Mortgagor promises and agrees to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises, and to keep all improvements on said described premises insured against loss or damage by fire in the sum of the full insurable value, for the benefit of the Mortgagees, and to deliver all policies and renewals to the Mortgagees.

In case the Mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness hereby secured shall forthwith become due and payable, at the election of the Mortgagees.

IN WITNESS WHEREOF, said partnership has caused this instrument to be executed by its proper officers and partners this 4 day of May, 1992.

M V ASSOCIATES

By: M V MANAGEMENT, INC., General Partner

By: [Signature]
President

By: [Signature]
Secretary

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STATE OF WASHINGTON)
) ss.
County of Yakima)

I certify that I know or have satisfactory evidence that Vern K. Larson and Ross D. Larson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary, respectively, of M V MANAGEMENT, INC., a Washington corporation, a Partner of M V ASSOCIATES, a Washington Limited Partnership, to be the free and voluntary act of such party for the uses and purposes therein described.

Dated this 4 day of May, 1992.

Kathy D. Williams
NOTARY PUBLIC in and for the state of Washington
Residing at Leleh, WA 98942
My appointment expires 10-10-92

