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AFTER RECORDING MAIL TO:
Fiedler Oil Company
1739 Cedardale Rd.
Mount Vernon, WA 98273

KATHY HILL
SKAGIT COUNTY AUDITOR

98 JUL -8 P4:01

RECORDED _____ FILED _____
REQUEST OF _____

9807080126

Filed for Record at Request of
Land Title Company of Skagit County

Escrow Number: P-85861-E

DEED OF TRUST

(For use in the state of Washington only)

Grantor(s): Yorkston Oil Co., Inc.

Grantee(s): Beneficiary- FIEDLER OIL COMPANY, a Washington corporation, as to Parcel 'A' and in EARL E. FIEDLER and SANDRA L. FIEDLER, husband and wife, as to Parcel 'B', Trustee- Land Title Company of Skagit County

Abbreviated Legal: Lot 16, Sunset Industrial Park and Tract A Short Plat No. 40-78, 32-34-3 EWM

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 8003-000-016-0005/R105302, 340432-2-033-0005/R29549

THIS DEED OF TRUST, made this 25th day of June, 1998, between YORKSTON OIL CO., a Washington corporation, GRANTOR, whose address is 2801 Roeder Ave., Bellingham, WA 98225, Land Title Company of Skagit County, TRUSTEE, whose address is P.O. Box 1225 / 601 S. Second St., Mount Vernon, WA 98273, and FIEDLER OIL COMPANY, a Washington corporation, as to Parcel 'A' and in EARL E. FIEDLER and SANDRA L. FIEDLER, husband and wife, as to Parcel 'B', BENEFICIARY, whose address is 1739 Cedardale Rd., Mount Vernon, WA 98273,
WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

PARCEL "A":

Lot 16, Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on the face of said Site Plan.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

Tract "A", Skagit County Short Plat No. 40-78, approved February 15, 1979, under Auditor's File No. 7902270055 in Volume 3 of Short Plats, page 79, being a portion of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M..

Situate in the County of Skagit, State of Washington.

This Deed of Trust is second and subordinate to that certain Deed of Trust in favor of U.S. Bank, dated July 6, 1998, recorded July 8, 1998

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under Auditor's File No. 9807080126, in the original amount of \$-
\$1,000,000.00, which shall be the Grantor's obligation to pay
according to the terms of said Deed of Trust, any modifications thereto and
the promissory note secured thereby.

The Grantors herein agree that in the event any portion of the premises
herein conveyed is sold or assigned, any sums due and owing to the
Beneficiaries herein under the terms of this Deed of Trust and the note
secured hereby will become immediately due and payable, at the option of the
Beneficiary.

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 is for the purpose of securing performance of each agreement of Grantor herein
contained, and payment of the sum of FIVE HUNDRED THOUSAND AND NO/100 Dollars (\$
500,000.00) with interest, in accordance with the terms of a promissory note of even date herewith,
payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions
thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their
successors or assigns, together with interest thereon at such rate as shall be agreed upon.

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, with interest at the rate set forth in the note
secured hereby, 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; 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 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 term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Yorkston Oil Co., Inc.

J. Matthew Yorkston
J. Matthew Yorkston, Secretary

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that J. Matthew Yorkston
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the Secretary
of YORKSTON OIL CO., INC.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 8, 1998

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/01

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.

Dated _____

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