



200808220087

Skagit County Auditor

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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

Business Loan Servicing 425-453-5301

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

First Mutual Bank, a Division of Washington Federal Savings
PO Box 1647
Bellevue, WA 98009-1647

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

Wakefield Enterprises LLC

OR

1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

95151-4
GUARDIAN NORTHWEST TITLE CO.

1c. MAILING ADDRESS

868 Rosecrans St

CITY

San Diego

STATE

CA

POSTAL CODE

92106

COUNTRY

USA

1d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

1e. TYPE OF ORGANIZATION

LLC

1f. JURISDICTION OF ORGANIZATION

WA

1g. ORGANIZATIONAL ID #, if any

601846805

☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

First Mutual Bank, a Division of Washington Federal Savings

OR

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

PO Box 1647

CITY

Bellevue

STATE

WA

POSTAL CODE

98009-1647

COUNTRY

USA

4. This FINANCING STATEMENT covers the following collateral:

Short Legal: Section 19, Township 35, Range 1; Ptn. SE NW

Assessor's Tax Parcel ID: 350519-0-130-0000 and 350519-0-162-0106

All fixtures, equipment and other articles of personal property described on Exhibit B that is attached to or used or adopted for use in the operation of the premises and/or the business thereon described in Exhibit A and all accessions, additions, replacements and substitutions relating to the foregoing fixtures, equipment and other personal property. Some or all of the collateral is located on the real estate described in attached Exhibit A. The owner of the real estate is the Debtor/Grantor.

5. ALTERNATIVE DESIGNATION (if applicable):

☐ LESSEE/LESSOR☐ CONSIGNEE/CONSIGNOR☐ BAILEE/BAIOLR☐ SELLER/BUYER☐ AG. LIEN☐ NON-UCC FILING6. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] (optional)

☐ All Debtors☐ Debtor 1☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

71-433366-06

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

Wakefield Enterprises LLC

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

Exhibit A

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):



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17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction - effective 30 years

☐ Filed in connection with a Public-Finance Transaction - effective for 30 years

EXHIBIT A

Parcel "A":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of the County road along the South line of said Northwest $\frac{1}{4}$, which point is 424.766 feet West of the East line of said Northwest $\frac{1}{4}$; thence North 490 feet to the true point of beginning of this description; thence continue North 700 feet; thence West 177.234 feet to the Northwest corner of that certain tract conveyed to Adam Beak and Grace Beak, husband and wife, by deed dated November 9, 1943 and recorded November 15, 1943 under Auditor's File No. 367141; thence Southerly and Southwesterly along a fence as it existed November 9, 1943, said fence being the Westerly line of said Beak Tract, to a point 400 feet Northerly measured along said fence from the Southeast corner of that certain tract conveyed to Herman Ball, by deed dated August 13, 1902 and recorded September 9, 1902 in Volume 47 of Deeds, page 532, thence East 109 feet; thence Northerly along a line parallel to said fence line to a point West of the true point of beginning; thence East to the true point of beginning;

EXCEPT any portion thereof lying North of a line beginning, 956- $\frac{1}{3}$ feet South of the intersection of the South line of the Great Northern Railway right-of-way and the East line of said Section and running thence West 600 feet, the terminal point of said line;

AND ALSO EXCEPT that certain 40 foot strip of land conveyed to James W. Bruce, Jr., et ux, by deed dated June 11, 1969 and recorded April 23, 1970 under Auditor's File No. 738194, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive right to use a permanent easement for private roadway over the following described tract:

Beginning at a point on the North line of the County Road along the South line of said Northwest $\frac{1}{4}$, 603 feet West of the East line thereof; thence Northerly along a line 109 feet East of and parallel to the aforementioned fence line to a point 490 feet North, measured at right angles, from the North line of said road; thence East parallel to said road 15 feet; thence Southerly parallel to said first course, to the County Road; thence West 15 feet to the point of beginning.

Parcel "B":

Tract "B" of Short Plat No. 38-77, approved August 1, 1977, filed August 2, 1977 in Volume 2 of Short Plats, page 96 and recorded August 2, 1977, under Auditor's File No. 861847, being portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., records of Skagit County, Washington;

ALSO that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:



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Beginning at a point on the North line of the County road along the South line of said subdivision, which point is 1803 feet East of the West line of Government Lot 2 of said Section 19; thence North 1 degree 20'00" East a distance of 915 feet to the true point of beginning; thence South 1 degree 20'00" West a distance of 915 feet; thence North 4 degrees 09'29" East along a fence as described in deed recorded March 1, 1922 under Auditor's File No. 154757, a distance of 441.82 feet; thence North 3 degrees 45'25" East along said fence line to a point which bears South 89 degrees 52'30" East from the point of beginning; thence North 89 degrees 52'30" West to the point of beginning;

EXCEPT that portion thereof lying South of the Easterly extension of the North line of Tract "A" of Short Plat No. 38-77, approved August 1, 1977, filed August 2, 1977 in Volume 2 of Short Plats, page 96, and recorded August 2, 1977, under Auditor's File No. 681847;

TOGETHER WITH a non-exclusive easement for road purposes as said easement is set forth in document recorded under Auditor's File No. 8512300003, records of Skagit County, Washington.



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EXHIBIT "B"

Wakefield Enterprises, LLC, a California Limited Liability Company

("DEBTORS"), AND FIRST MUTUAL BANK, a DIVISION of WASHINGTON FEDERAL SAVINGS,
("SECURED PARTY")

THIS FINANCING STATEMENT COVERS THE FOLLOWING TYPES (OR ITEMS) OF PROPERTY:

ALL EQUIPMENT, FIXTURES AND OTHER ARTICLES OR PERSONAL PROPERTY NOW OR HEREAFTER ATTACHED TO, OR USED OR ADAPTED FOR USE IN THE OPERATION OF THE PREMISES DESCRIBED ON EXHIBIT A, INCLUDING, WITHOUT BEING LIMITED TO, ALL HEATING AND INCINERATING APPARATUS AND EQUIPMENT WHATSOEVER, ALL BOILERS, ENGINES, MOTORS, DYNAMOS, GENERATING EQUIPMENT, PIPING AND PLUMBING FIXTURES, DISHWASHERS, DISPOSALS, RANGES, COOKING APPARATUS AND MECHANICAL KITCHEN EQUIPMENT, WASHERS, DRYERS, REFRIGERATORS, COOLING, VENTILATING, SPRINKLING AND VACUUM CLEANING SYSTEMS, FIRE EXTINGUISHING APPARATUS, GAS AND ELECTRIC FIXTURES, CARPETING, UNDERPADDING, ELEVATORS, ESCALATORS, PARTITIONS, MANTELS, CABINETS, BUILT-IN MIRRORS, WINDOW SHADES, BLINDS, SCREENS, STORM SASH, AWNINGS, FURNISHINGS FOR PUBLIC SPACES, HALLS AND LOBBIES, AND SHRUBBERY, PLANTS AND LANDSCAPING; AND INCLUDING ALSO ALL INTEREST OF ANY OWNER OF THE SAID PREMISES IN ANY OF SUCH ITEMS HEREAFTER AT ANY TIME ACQUIRED IN ANY MANNER WHATSOEVER.

ALL OF DEBTORS' RIGHT, TITLE AND INTEREST, WHETHER NOW OR HEREAFTER ACQUIRED, IN AND TO ALL LEASES AND RENTAL AGREEMENTS, WHETHER NOW OR HEREAFTER MADE, DEMISING ALL OR ANY PORTION OF SAID PREMISES, TOGETHER WITH ANY AND ALL SUBLEASES, AMENDMENTS, MODIFICATIONS, GUARANTIES OF LESSEE'S OBLIGATIONS THEREUNDER; AND ALL RENTS, INCOME, ISSUES AND PROFITS, WHETHER NOW OR HEREAFTER DUE OR TO WHICH DEBTORS' MAY HEREAFTER BECOME ENTITLED.

ALL DEPOSIT OF EVERY KIND, INCLUDING WITHOUT LIMITATIONS SECURITY, CLEANING AND DAMAGE DEPOSITS.

ALL MATERIALS, SUPPLIES AND OTHER GOODS (COLLECTIVELY REFERRED TO AS "MATERIALS") NOW OWNED OR HEREAFTER ACQUIRED WHETHER IN THE POSSESSION OF DEBTOR, WAREHOUSEMAN, BAILEE OR ANY OTHER PERSON PURCHASED FOR USE IN THE CONSTRUCTION OR FURNISHING OF IMPROVEMENTS ON SAID REAL ESTATE, TOGETHER WITH ANY DOCUMENTS COVERING SUCH MATERIALS, ALL CONTRACT RIGHTS AND GENERAL INTANGIBLES.

ALL PERMITS, LICENSES AND FRANCHISES WITH RESPECT TO SAID REAL ESTATE.

ALL SITE PLANS, PLATS, ARCHITECTURAL PLANS, SPECIFICATIONS, WORK DRAWINGS, SURVEYS, ENGINEERING REPORTS, TEST BORINGS, MARKET SURVEYS AND OTHER WORK PRODUCTS RELATING TO THE DEVELOPMENT OF SAID REAL ESTATE.

ALL PRESENT AND FUTURE CONTRACTS AND POLICIES OF INSURANCE WHICH INSURE SAID REAL ESTATE OF ANY BUILDING, STRUCTURES OR IMPROVEMENTS THEREON, OR ANY SUCH FIXTURES OR PERSONAL PROPERTY, AGAINST CASUALTIES AND THEFT, AND ALL MONIES AND PROCEEDS AND RIGHTS THERETO WHICH MAY BE OR BECOME PAYABLE BY VIRTUE OF ANY SUCH INSURANCE CONTRACTS OR POLICIES.

ALL COMPENSATION, PROCEEDS OR AWARDS FOR THE TAKING OF TITLE IN OR POSSESSION OR USE OF SAID REAL ESTATE OR ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES OR PERSONAL PROPERTY OF ANY PART THEREOF.

ALL PRODUCTS AND PROCEEDS OF ALL OF THE FOREGOING.

