

After Recording Return To:
Merrilee A. MacLean
Karr Tuttle Campbell
1201 Third Avenue, Suite 2900
Seattle, WA 98101



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Skagit County Auditor

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DEED OF TRUST

Grantor: Andrew Young and Tietje Young, husband and wife

Grantee: Wolfkill Feed and Fertilizer Corporation, as Washington Corporation

Abbreviated Legal Description: Ptn Lots 22 & 23, Tract No. 2, PEAVEY'S ACREAGE

Assessor's Tax Parcel ID#: P125579; P125374; P125372; P125371; P125370; P125369; P125368; P125367; P125581

THIS DEED OF TRUST, made this ___ day of December, 2009, between Andrew Young and Tietje Young ("Grantor"), whose address is 27506 Burmaster Road, Sedro Wooley, Washington 98284, Washington Services, Inc., ("Trustee"), whose address is 6125 S. Morgan Road, Freeland, Washington 98249, and Wolfkill Feed and Fertilizer Corporation, a Washington Corporation, ("Beneficiary"), whose address is P.O. Box 576, Monroe, Washington 98249.

Witnesseth, Grantor hereby grants, bargains, sells and conveys to Trustee in trust, with power of sale, all Grantor's right, title, estate and interest, now owned or hereafter acquired, in the real property located in Skagit County, Washington and legally described as:

See Exhibit A attached for full legal description.

together with all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, all improvements now or hereinafter thereon or therein, and the rents, issues and profits of the foregoing.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of Three Hundred Ten Thousand Dollars (\$310,000) with interest, in accordance with the terms of a Promissory Note and Forbearance Agreement of even date herewith issued by Grantor and payable to Beneficiary or order, 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 his successors or assigns, together with interest thereon at such rate as by law permitted.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

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

2. To pay before delinquency all lawful taxes and assessments upon the property and/or the improvements; to keep the property and improvements free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all improvements now or hereafter erected on the property 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 with 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 obligations secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.



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6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property and/or improvements, Beneficiary may pay the same, and the amount to be paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the obligations secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

7. In the event any portion of the property or improvements is taken or damaged in an eminent domain proceeding, or conveyed by deed in lieu of such proceedings, the entire amount of the award or amount paid for the property and improvements, 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.

8. Should the property or improvements be sold, conveyed or otherwise transferred prior to the payment in full of the note payment of which secured by this Deed of Trust, said note shall without any action or notice on the part of the Grantor hereof or the holder of the note become immediately due and payable.

9. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. The Trustee shall reconvey all or any part of the property and improvements 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 obligations secured hereby and written request for reconveyance made by the Beneficiary or the person entitled thereto.

11. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein and Grantors failure to cure that default within ten (10) days following Grantor's receipt of written notice of default, all sums secured hereby shall immediately become due and payable without further action or notice by the Grantor or the holder of the note secured hereby. In such event and upon written request of Beneficiary, Trustee shall sell the property and improvements, 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; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property and improvements which



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PARCEL "B":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;
thence North 89°25'56" West, a distance of 166.32 feet;
thence South 00°34'04" West, a distance of 265.00 feet to the North line of the hereinafter described Tract A;
thence South 89°25'56" East along said North line, a distance of 162.43 feet to the East line of said Lot 23;
thence North 01°24'34" East along said East line, a distance of 265.03 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23;
thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 149.35 feet;
thence North 00°34'04" East, a distance of 30.00 feet;
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;
thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;
thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 10 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040092)

Situate in the County of Skagit, State of Washington.

EXHIBIT A



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ALTA COMMITMENT

Order No.: 135301-P

PARCEL "C":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North $01^{\circ}24'34''$ East, a distance of 475.05 feet from the Southeast corner thereof;

thence North $89^{\circ}25'56''$ West, a distance of 166.32 feet to the point of beginning of this description;

thence North $89^{\circ}25'56''$ West, a distance of 164.38 feet;

thence South $00^{\circ}34'04''$ West, a distance of 265.00 feet to the North line of the hereinafter described Tract A;

thence South $89^{\circ}25'56''$ East along said North line, a distance of 164.38 feet;

thence North $00^{\circ}34'04''$ East, a distance of 265.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North $01^{\circ}24'34''$ East, a distance of 160.02 feet from the Southeast corner of said Lot 23;

thence North $89^{\circ}25'56''$ West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;

thence Southwesterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;

thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet;

thence North $89^{\circ}25'56''$ West, a distance of 149.35 feet;

thence North $00^{\circ}34'04''$ East, a distance of 30.00 feet;

thence South $89^{\circ}25'56''$ East, a distance of 149.35 feet to the initial point of a curve to the right having a

radius of 45.00 feet from which the radius point bears South $69^{\circ}57'40''$ East;

thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;



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PARCEL "C" Continued:

thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;

thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;

thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 11 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040093)

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;

thence North 89°25'56" West, a distance of 330.70 feet to the point of beginning of this description;

thence North 89°25'56" West, a distance of 166.42 feet;

thence South 00°34'04" West, a distance of 245.00 feet to the North line of the hereinafter described Tract A and the initial point of a curve to the right having a radius of 45 feet, from which the radius point bears South 00°34'04" West;

thence Southeasterly along the North line of said Tract A and said curve through a central angle of 44°24'55" and an arc distance of 34.88 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;

thence Southeasterly along the North line of said Tract A and said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;

thence South 89°25'56" East along the North line of said Tract A, a distance of 117.43 feet;

thence North 00°34'04" East, a distance of 265.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23;



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PARCEL "D" Continued:

thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 149.35 feet;
thence North 00°34'04" East, a distance of 30.00 feet;
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;
thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;
thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 13 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040091)

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;
thence North 89°25'56" West, a distance of 497.12 feet to the point of beginning of this description;
thence North 89°25'56" West, a distance of 161.78 feet;
thence South 00°34'04" West, a distance of 275.00 feet to the North line of the hereinafter described Tract A;
thence South 89°25'56" East along said North line, a distance of 119.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;



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PARCEL "E" Continued:

thence Northeasterly along said curve through a central angle of $70^{\circ}31'44''$ and an arc distance of 55.39 feet;

thence North $00^{\circ}34'04''$ East, a distance of 245.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North $01^{\circ}24'34''$ East, a distance of 160.02 feet from the Southeast corner of said Lot 23;

thence North $89^{\circ}25'56''$ West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;

thence Southwesterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;

thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet;

thence North $89^{\circ}25'56''$ West, a distance of 149.35 feet;

thence North $00^{\circ}34'04''$ East, a distance of 30.00 feet;

thence South $89^{\circ}25'56''$ East, a distance of 149.35 feet to the initial point of a curve to the right having a

radius of 45.00 feet from which the radius point bears South $69^{\circ}57'40''$ East;

thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;

thence Southeasterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet;

thence South $89^{\circ}25'56''$ East, a distance of 444.24 feet to the East line of said Lot 23;

thence South $01^{\circ}24'34''$ West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 14 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040089)

Situate in the County of Skagit, State of Washington.



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PARCEL "F":

Those portions of Lots 22 and 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 475.05 feet from the Southeast corner thereof;
thence North 89°25'56" West, a distance of 658.90 feet to the point of beginning of this description;
thence North 89°25'56" West, a distance of 148.42 feet;
thence South 00°34'04" West, a distance of 298.19 feet;
thence South 89°25'56" East, a distance of 118.42 feet to the West line of the hereinafter described Tract A;
thence North 00°34'04" East along said West line, a distance of 23.19 feet to the Northwest corner of said Tract A;
thence South 89°25'56" East along the North line of said Tract A, a distance of 30.00 feet;
thence North 00°34'04" East, a distance of 275.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23;
thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 149.35 feet;
thence North 00°34'04" East, a distance of 30.00 feet;
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;



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PARCEL "F" Continued:

thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;
thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 16 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040090)

Situate in the County of Skagit, State of Washington.

PARCEL "G":

Those portions of Lots 22 and 23, Tract 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East a distance of 160.02 feet from the Southeast corner of said Lot 23 which point is the Southeast corner of the hereinafter described Tract A;
thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 16.27 feet to the point of beginning of this description which point is on the South line of said Tract A;
thence North 89°25'56" West, a distance of 133.07 feet to the Southeast corner of said Tract A;
thence North 00°34'04" East, a distance of 6.81 feet;
thence North 89°25'56" West, a distance of 118.42 feet;
thence South 00°34'04" West, a distance of 176.81 feet to the South line of said Lot 22;
thence South 89°25'56" East, along the South line of said Lot 22 and said Lot 23, a distance of 251.49 feet;
thence North 00°34'04" East, a distance of 170.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:



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PARCEL "G" Continued:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23;
thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 149.35 feet;
thence North 00°34'04" East, a distance of 30.00 feet;
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South 69°57'40" East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of 114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;
thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;
thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 21 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040094)

Situate in the County of Skagit, State of Washington.

PARCEL "H":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance of 160.02 feet from the Southeast corner of said Lot 23 which point is the Southeast corner of the hereinafter described Tract A;
thence North 89°25'56" West on the South line of said Tract A, a distance of 273.43 feet to the point of beginning of this description;



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PARCEL "H" Continued;

thence continuing North $89^{\circ}25'56''$ West along the South line of said Tract A, a distance of 170.08 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet;
thence North $89^{\circ}25'56''$ West, a distance of 16.27 feet;
thence South $00^{\circ}34'04''$ West, a distance of 170.00 feet to the South line of said Lot 23;
thence South $89^{\circ}25'56''$ East along the South line of said Lot 23, a distance of 277.77 feet;
thence North $00^{\circ}34'04''$ East, a distance of 160.00 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North $01^{\circ}24'34''$ East, a distance of 160.02 feet from the Southeast corner of said Lot 23;
thence North $89^{\circ}25'56''$ West, a distance of 443.51 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00 feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet;
thence North $89^{\circ}25'56''$ West, a distance of 149.35 feet;
thence North $00^{\circ}34'04''$ East, a distance of 30.00 feet;
thence South $89^{\circ}25'56''$ East, a distance of 149.35 feet to the initial point of a curve to the right having a radius of 45.00 feet from which the radius point bears South $69^{\circ}57'40''$ East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of $114^{\circ}56'39''$ and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the left having a radius of 25.00 feet;
thence Southeasterly along said curve through a central angle of $44^{\circ}24'55''$ and an arc distance of 19.38 feet;



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PARCEL "H" Continued:

thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;
thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of
beginning of this description.

(Also shown of record as Lot 22 of Boundary Line Adjustment recorded January 1, 2007, under
Auditor's File No. 200701040095)

Situate in the County of Skagit, State of Washington.

PARCEL "I":

That portion of Lot 23, Tract No. 2, PEAVEY'S ACREAGE, filed in Volume 3 of Plats, page 37,
records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 23; North 01°24'34" East, a distance of 160.02 feet
from the Southeast corner of the hereinafter described Tract A;
thence North 89°25'56" West on the South line of said Tract A, a distance of 273.43;
thence South 00°34'04" West, a distance of 160.00 feet to the South line of said Lot 23;
thence South 89°25'56" East along the South line of said Lot 23, a distance of 271.07 feet to the
point of
beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and
through the
hereinafter described Tract A:

TRACT A:

Beginning at a point on the East line of said Lot 23 which lies North 01°24'34" East, a distance
of 160.02 feet from the Southeast corner of said Lot 23;
thence North 89°25'56" West, a distance of 443.51 feet to the point of curvature of a curve to the
left having a radius of 25.00 feet;
thence Southwesterly along said curve through a central angle of 44°24'55" and an arc distance
of 19.38 feet to the point of reverse curvature with a curve to the right having a radius of 45.00
feet;
thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of
114°56'39" and an arc distance of 90.28 feet;
thence North 89°25'56" West, a distance of 149.35 feet;
thence North 00°34'04" East, a distance of 30.00 feet;
thence South 89°25'56" East, a distance of 149.35 feet to the initial point of a curve to the right,
having a
radius of 45.00 feet from which the radius point bears South 69°57'40" East;
thence Northeasterly, Easterly and Southeasterly along said curve through a central angle of
114°56'39" and an arc distance of 90.28 feet to the point of reverse curvature with a curve to the
left having a radius of 25.00 feet;



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PARCEL "T" Continued:

thence Southeasterly along said curve through a central angle of 44°24'55" and an arc distance of 19.38 feet;

thence South 89°25'56" East, a distance of 444.24 feet to the East line of said Lot 23;

thence South 01°24'34" West along said East line, a distance of 50.01 feet to the point of beginning of this description.

(Also shown of record as Lot 23 of Boundary Line Adjustment recorded January 1, 2007, under Auditor's File No. 200701040096)

Situate in the County of Skagit, State of Washington.



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SCHEDULE B
Part I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

SPECIAL EXCEPTIONS TO FOLLOW:

1. The lands described herein have been classified as farm and agricultural as disclosed by notice recorded March 31, 1971, May 3, 1974 and August 22, 1978, under Auditor's File Nos. 750401, 800222 and 885970, respectively, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.
2. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Andrew Young and Tietje Young, husband and wife
Trustee:	Washington Services, Inc., a Washington corporation
Beneficiary:	Washington Federal Savings, a United States
Corporation	
Amount:	\$400,000.00
Dated:	January 26, 2007
Recorded:	January 29, 2007
Auditor's No.:	200701290005

(Affects Parcels B through I only)



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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.

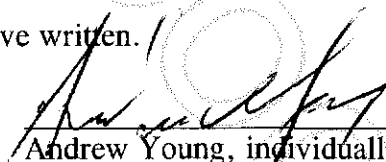
13. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

14. In the event of 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.

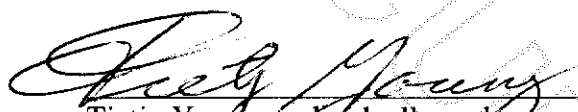
15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. Grantor represents and warrants that the property and improvements covered by this Deed of Trust are not used principally for agricultural or farming purposes.

DATED the day and year first above written.



Andrew Young, individually, and on
behalf of the marital community



Tietje Young, individually and on
behalf of the marital community



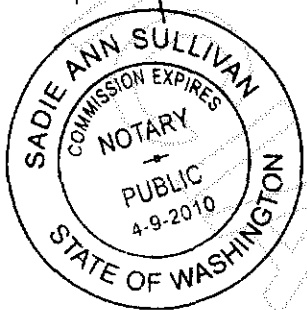
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Skagit County Auditor

STATE OF WASHINGTON)

COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that ANDREW YOUNG is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 1/27, 2010, 2009.



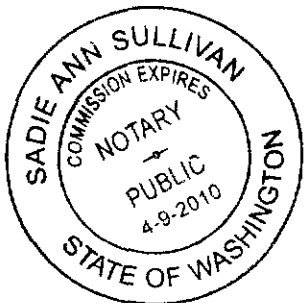
Sadie Sullivan
NOTARY PUBLIC in and for the State
of Washington, Residing at Bon WA
Sadie Sullivan
(Printed or Stamped Name of Notary)
My appointment expires 4/9/10

STATE OF WASHINGTON)

COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that TIETJE YOUNG is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 1/27, 2010, 2009.



Sadie Sullivan
NOTARY PUBLIC in and for the State
of Washington, Residing at Bon WA
Sadie Sullivan
(Printed or Stamped Name of Notary)
My appointment expires 4/9/10



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