



201305020138

Skagit County Auditor

\$76.00

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After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.

105469-2

MORTGAGE

THE MORTGAGOR, AMRITPAL SINGH TOOR and INDERJIT KAUR

TOOR, husband and wife; **HARJOT SINGH TOOR**, a single man, as his separate property; and **DAPINDERPAL KAUR TOOR**, a single woman, as her separate property, **and/or assigns**, mortgage to **ERICKSON FARMS, INC.**, a Washington corporation, to secure payment of the sum of Seven Hundred Thirty Thousand Two Hundred and No/100 Dollars (\$730,200.00) according to the terms of a Promissory Note bearing even date, the following-described real estate, situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)

Abbreviated Legal: Tract 2 of Short Plat No. 23-83
Assessor's Property Tax Parcel No. P22203

And the mortgagor promises and agrees to pay before delinquency all taxes, special assessment 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 Seven Hundred Thirty Thousand Two Hundred and No/100 Dollars (\$730,200.00), for the benefit of the mortgagee and to

deliver all policies and renewals to the mortgagee.

On any sale, conveyance, transfer or other disposition of the premises, this mortgage shall become immediately due and payable in full and, if it is not paid in full, mortgagee shall have the right to exercise all the rights and remedies in this mortgage or by law reserved to mortgagee the same as in any event of default under this mortgage. Mortgagor agrees that this provision is a material part of the contract by which mortgagee has sold the premises to mortgagors and that this provision applies whether or not the security is impaired by the sale, conveyance, transfer or other disposition.

Mortgagor covenants and agrees to defend any action or proceeding purporting to affect the security hereof or the rights or powers of mortgagees, 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 mortgagee to foreclose this Mortgage.

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 mortgagee.

Dated 5 - 2 -, 2013.



AMRITPAL SINGH TOOR



INDERJIT KAUR TOOR



HARJOT SINGH TOOR



DAPINDERPAL KAUR TOOR



STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **AMRITPAL SINGH TOOR** and **INDERJIT KAUR TOOR**, husband and wife, to me known to be the individuals described herein and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of may 2013
2013.

Karen Anderson
Notary Public in and for the State of
Washington, residing at Bessemerham

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **HARJOT SINGH TOOR**, to me known to be the individual described herein and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of may 2013,
2013.

Karen Anderson
Notary Public in and for the State of
Washington, residing at Bessemerham



EXHIBIT A

Lot 2, Short Plat No. 23-83, approved April 23, 1983 and recorded May 24, 1983, under Auditor's File No. 8305240001 in Volume 6 of Short Plats, page 63, records of Skagit County, Washington; being a portion of the North 1/2 of the Southeast 1/4 of Section 20, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion conveyed to Skagit County by deed recorded June 10, 2008, under Auditor's File No. 200806100158.

TOGETHER WITH a non-exclusive easement for road, utilities and drainage purposes as delineated over and across the South 25 feet of Lot 1 of said Short Plat.



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