

**RECORDED AT THE REQUEST OF  
AND RETURN TO:**

Laura Minton Breckenridge  
Furlong Butler Attorneys  
825 Cleveland Avenue  
Mount Vernon, WA 98273  
(360) 336-6508



Skagit County Auditor  
7/11/2016 Page

1 of

\$79.00  
7 11:31AM

(Space above this line is for Recorder's use)

**FIRST AMENDMENT OF DEED OF TRUST**

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Grantor:** B&C Real Estate Holdings, Inc., formerly known as Dynes Farms, Inc., a Washington corporation  
**Grantees:** David C. Dynes and Jennifer K. Dynes, husband and wife  
**Reference Number(s) of Documents Affected:** 200003100073  
**Abbreviated Legal Description:** A portion of the Northeast ¼ of the Northwest ¼ and of the Northwest ¼ of the Northeast ¼ of Section 7, Township 35 North, Range 4 East, W.M.  
**Assessor's Tax Parcel Nos.:** P35913  
P35914  
P35924  
P35920  
P35915  
P103677

THIS FIRST AMENDMENT OF DEED OF TRUST is made and entered into by and among David C. Dynes and Jennifer K. Dynes, husband and wife, the beneficiary and grantees ("Grantees") under that certain Deed of Trust dated March 8, 2000, recorded on March 10, 2000 under Skagit County Auditor's File No. 200003100073 of the public records of Skagit County, Washington, Land Title Company of Skagit County as Trustee and Dynes Farms, Inc., grantor ("Grantor") (the "Deed of Trust").

B & C REAL ESTATE HOLDINGS, INC., a Washington corporation, formerly known as Dynes Farms, Inc. which merged with Broadview Farms Co., formerly known as Dynes Poultry Farms, Inc., the Grantor under the Deed of Trust, is the borrower ("Borrower") under an Amended and Restated Promissory Note in the original principal amount of \$One Million One Hundred Sixteen Thousand Two Hundred Seventy-Seven and 99/100 Dollars

**AMENDED DEED OF TRUST**

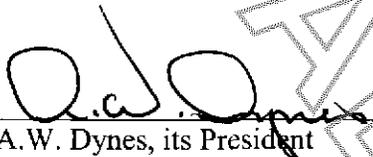
**B & C REAL ESTATE HOLDINGS, INC., BORROWER/GRANTOR  
DAVID C. DYNES AND JENNIFER K. DYNES, LENDER/GRANTEES**

(S1 116277.99) dated January 1, 2016 ("Amended Note"). For good and valuable consideration, the Deed of Trust is hereby modified to provide that it secures the obligations set forth in the Amended Note as amended by the Forbearance, Loan Modification and Intercreditor Agreement with an effective date of May 31, 2016 entered into between Borrower, Grantees/Beneficiary and others.

IN WITNESS WHEREOF, the parties have executed this First Amendment of Deed of Trust as of the 22<sup>nd</sup> day of June, 2016.

**GRANTOR:**

B & C REAL ESTATE HOLDINGS, INC.,  
a Washington corporation, formerly known  
as Dynes Farms, Inc. which merged with  
Broadview Farms Co. which was formerly  
known as Dynes Poultry Farms, Inc.

By:   
A.W. Dynes, its President

**GRANTEES:**

\_\_\_\_\_  
DAVID C. DYNES

\_\_\_\_\_  
JENNIFER K. DYNES

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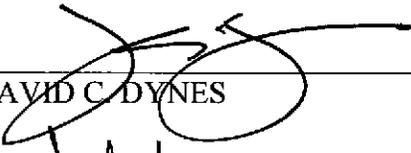
IN WITNESS WHEREOF, the parties have executed this First Amendment of Deed of Trust as of the 22<sup>nd</sup> day of June, 2016.

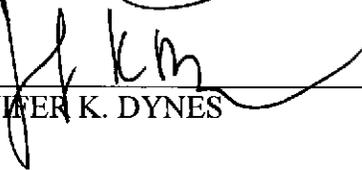
**GRANTOR:**

B & C REAL ESTATE HOLDINGS, INC.,  
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as Dynes Farms, Inc. which merged with  
Broadview Farms Co. which was formerly  
known as Dynes Poultry Farms, Inc.

By: \_\_\_\_\_  
A.W. Dynes, its President

**GRANTEES:**

  
\_\_\_\_\_  
DAVID C. DYNES

  
\_\_\_\_\_  
JENNIFER K. DYNES

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that A.W. DYNES is the person who appeared before me and said persons acknowledged that she signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of B & C REAL ESTATE HOLDINGS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 22<sup>nd</sup> day of June, 2016.



Sarah M. G. Hastings  
(Print/Type Name) Sarah M. G. Hastings  
Notary Public in and for the State of Washington  
Residing at 3200 Woodley  
My appointment expires: 9-19-18

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that David C. Dynes and Jennifer K. Dynes are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
(Print/Type Name): \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER/GRANTOR  
DAVID C. DYNES AND JENNIFER K. DYNES, LENDER/GRANTEES

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that A.W. DYNES is the person who appeared before me, and said persons acknowledged that she signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of B & C REAL ESTATE HOLDINGS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

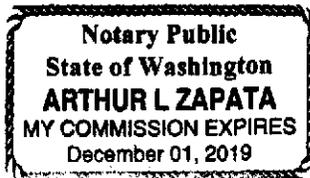
DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
(Print/Type Name): \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ~~SKAGIT~~ KING )

I certify that I know or have satisfactory evidence that David C. Dynes and Jennifer K. Dynes are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 22nd day of June, 2016.



Arthur L Zapata  
(Print/Type Name): Arthur L Zapata  
Notary Public in and for the State of Washington  
Residing at Seattle WA  
My appointment expires: 12/01/2019

AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER/GRANTOR  
DAVID C. DYNES AND JENNIFER K. DYNES, LENDER/GRANTEES

**Exhibit A**

**Legal Description**

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  that is 950 feet East of the Southwest corner of said subdivision;  
thence Northwesterly in a straight line to the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence East along the North line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to the centerline of the Samish River;  
thence Southerly along the centerline of said Samish River to the South line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West along the South line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the point of beginning, EXCEPT County roads and rights of way therefor.

ALSO, the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT County road rights of way, AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence East along the North line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , 950 feet;  
thence Southwesterly in a straight line to a point on the South line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  that is 520 feet East of the Southwest corner of said subdivision;  
thence West 520 feet to the Southwest corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence North to the point of beginning.

ALSO, the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., EXCEPT county road rights of way AND EXCEPT a 20 foot strip deeded to Skagit County for road purposes by deed recorded April 17, 1964, under Auditor's File No. 649320.

ALSO, that portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M., lying Westerly of the former railroad right of way commonly known both as the Pacific Highway and as Old Highway 99, EXCEPT the North 20 feet thereof.

UNOFFICIAL DOCUMENT

EXCEPT from the above, the following described tracts:

1. That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying between the centerline of the Samish River and a line drawn 25 feet Westerly of the line of mean high water of said river.
2. That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying between lines drawn 25 feet Easterly and 25 feet Westerly of the line of mean high water of the Samish River.

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 35 North, Range 4 East, W.M, described as follows:

Beginning at the Northeast corner of said subdivision as shown on the plat of "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington; thence south  $89^{\circ}03'40''$  West along the North line of said Subdivision, 296.42 feet to the true point of beginning; thence South  $3^{\circ}06'20''$  East 115.02 feet; thence North  $89^{\circ}03'40''$  East parallel with said North line, 88.00 feet; thence South  $3^{\circ}06'20''$  East 190.74 feet; thence South  $89^{\circ}03'40''$  West 220 feet, more or less, to the Samish River; thence Northerly along said Samish River to an intersection with said North line of said subdivision; thence North  $89^{\circ}03'40''$  East along said North line, 280 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof conveyed to the State of Washington, the Department of Game by deed recorded October 29, 1970, under Auditor's File No. 745247.

situate in the county of Skagit, State of Washington.