

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

Laura Minton Breckenridge  
Furlong, Butler Attorneys  
825 Cleveland Avenue  
Mount Vernon, WA 98273  
(360) 336-6588



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Skagit County Auditor

\$78.00

7/1/2016 Page

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**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.

**Grantors:** A.W. Dynes and Elizabeth C. Wilson, successor to Charles G. Dynes, deceased,  
d/b/a Riverview Farms

**Grantees:** James H. Dynes and Peggy H. Dynes, husband and wife

**Reference Number(s) of Documents Affected:** 9108300093, 9611070070, 201401130088

**Abbreviated Legal Description:** A portion of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 10;  
A portion of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15;  
A portion of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15;  
A portion of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 15, Township 35N, Range 6 E; W.M.

**Assessor's Tax Parcel Nos.:** P40972  
P41227  
P41220  
P41225  
P41226

THIS AMENDMENT OF DEED OF TRUST is made and entered into by and among James H. Dynes and Peggy H. Dynes, husband and wife, the beneficiary and grantees ("Grantees") under that certain Deed of Trust dated June 30, 1991 and recorded on August 30, 1991 under Skagit County Auditor's File No. 9108300093 of the public records of Skagit County, Washington with First American Title Insurance Company as trustee and A.W. Dynes and Elizabeth C. Wilson, successor to Charles G. Dynes, d/b/a Riverview Farms as grantors ("Grantor") (the "Deed of Trust") which was partially reconveyed under Partial Reconveyance dated November 6, 1996 and recorded November 7, 1996 under Skagit County Auditor's File No. 9611070070 and Partial Reconveyance dated January 10, 2014 and recorded January 13, 2014 under Skagit County Auditor's File No. 201401130088. Elizabeth C. Wilson, formerly known as Elizabeth C. Dynes, is the successor in interest to Charles G. Dynes, deceased.

**AMENDED DEED OF TRUST**

**B & C REAL ESTATE HOLDINGS, INC., BORROWER**

**RIVERVIEW FARMS, GRANTOR**

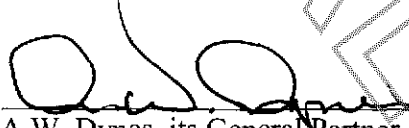
**JAMES H. DYNES AND PEGGY H. DYNES, LENDER/GRANTEES**


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., is the borrower ("Borrower") under an Amended and Restated Promissory Note in the original principal amount of Three Hundred Forty Six Thousand Four Hundred Eighty-Four and 96/100 Dollars (\$346,484.96) dated January 1, 2016 ("Amended Note"). The Deed of Trust, granted by Grantors, is security for the 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:**

RIVERVIEW FARMS,  
a Washington general partnership

By:   
A.W. Dynes, its General Partner

By:   
Elizabeth C. Wilson, its General Partner

**GRANTEES:**

\_\_\_\_\_  
JAMES H. DYNES

\_\_\_\_\_  
PEGGY H. DYNES

AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER  
RIVERVIEW FARMS, GRANTOR  
JAMES H. DYNES AND PEGGY H. DYNES, LENDER/GRANTEES

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., is the borrower ("Borrower") under an Amended and Restated Promissory Note in the original principal amount of Three Hundred Forty Six Thousand Four Hundred Eighty-Four and 96/100 Dollars (\$346,484.96) dated January 1, 2016 ("Amended Note"). The Deed of Trust, granted by Grantors, is security for the 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:**

RIVERVIEW FARMS,  
a Washington general partnership

By: \_\_\_\_\_  
A.W. Dynes, its General Partner

By: \_\_\_\_\_  
Elizabeth C. Wilson, its General Partner

**GRANTEES:**

James H. Dynes  
JAMES H. DYNES  
Peggy H. Dynes  
PEGGY H. DYNES

AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER  
RIVERVIEW FARMS, GRANTOR  
JAMES H. DYNES AND PEGGY H. 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 he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a General Partner of RIVERVIEW FARMS, a Washington general partnership, 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.



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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ELIZABETH C. WILSON is the person who appeared before me, and said persons acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as a General Partner of RIVERVIEW FARMS, a Washington general partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 21<sup>st</sup> day of June, 2016.



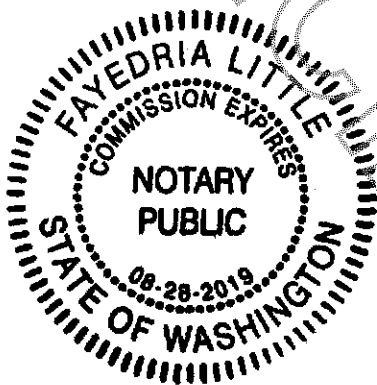
(Print/Type Name): Sarah M. Hastings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 9/19/18


AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER  
RIVERVIEW FARMS, GRANTOR  
JAMES H. DYNES AND PEGGY H. DYNES, LENDER/GRANTEES

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ~~SAN JUAN~~ KING )

I certify that I know or have satisfactory evidence that James H. Dynes and Peggy H. 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 21 day of June, 2016.



  
(Print/Type Name): Fayedria Little  
Notary Public in and for the State of Washington  
Residing at WISSAGUAN  
My appointment expires: 8/28/2019

AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER  
RIVERVIEW FARMS, GRANTOR  
JAMES H. DYNES AND PEGGY H. DYNES, LENDER/GRANTEES

## **Exhibit A**

### **Legal Description**

#### **PARCEL A**

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, EXCEPT the North 20 feet thereof as conveyed to Skagit County for road purposes by deed dated May 15, 1913 and recorded February 3, 1914 under Auditor's File No. 100640, in Volume 96 of Deeds, page 92, records of Skagit County; that portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, lying North of the North line of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, in Volume 175 of Deeds, page 303, records of Skagit County; the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 15, EXCEPT that portion lying within the boundaries of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, in Volume 175 of Deeds, page 303, records of Skagit County.

ALSO EXCEPT that portion, if any, lying with the boundaries of the County Road commonly known as Cockreham Island Road, and EXCEPT that portion of said premises condemned by the State of Washington for State Highway by decree entered July 11, 1960 in Skagit County Superior Court Cause No. 25060.

Situate in Skagit County, Washington.

#### **PARCEL B**

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 35 North, Range 6 East, W.M., lying Northerly of the Great Northern Railway Company right of way, EXCEPT that portion lying within the boundaries of the as built and existing Cockreham Island County Road, AND EXCEPT that portion lying within the boundaries of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938, and recorded September 6, 1938, under Auditor's File No. 305470, in Volume 175 of Deeds, page 303, records of Skagit County, AND EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Cabin Creek Road, running along the East line of said subdivision.

EXCEPT, those portions conveyed to Skagit County for road by deeds recorded November 6, 1997, under Auditor's File Nos. 9711060047 through 9711060051, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**AMENDED DEED OF TRUST  
B & C REAL ESTATE HOLDINGS, INC., BORROWER  
RIVERVIEW FARMS, GRANTOR  
JAMES H. DYNES AND PEGGY H. DYNES, LENDER/GRANTEES**