

RETURN DOCUMENT TO:

Laura Minton Breckenridge
Furlong-Butler Attorneys
825 Cleveland Avenue
Mount Vernon, WA 98273



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Skagit County Auditor

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7/1/2016 Page

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DOCUMENT TITLE(S):

UCC FINANCING STATEMENT AND ADDENDUM

AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:

Additional reference numbers can be found on page _____ of document.

GRANTOR(S):

B & C REAL ESTATE HOLDINGS, INC., a Washington general partnership

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

PATRICIA A. DYNES, a single woman

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)

A portion of Section 7, Township 35 N, Range 4 E, W.M.

Additional legal(s) can be found on page _____ of document.

ASSESSOR'S PARCEL/TAX NUMBERS:

P35913, P35920, P35924, P35914, P35915

Additional numbers can be found on page _____ of document.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Laura Minton Breckenridge (360) 336-6508

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

**Patricia A. Dynes
c/o Furlong Butler Attorneys
825 Cleveland Avenue
Mount Vernon, WA 98273**

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
B & C Real Estate Holdings, Inc.

OR

1b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
PO Box 286 Burlington WA 98233 USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR

3b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
Dynes Patricia A.

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
PO Box 647 La Conner WA 98257 USA

4. COLLATERAL: This financing statement covers the following collateral:

See attached Schedule A.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME B & C Real Estate Holdings, Inc.	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See Legal Descriptions attached as Exhibit A.

17. MISCELLANEOUS:

SCHEDULE A

**COLLATERAL DESCRIPTION
FOR UCC FINANCING STATEMENT**

Debtor: B & C Real Estate Holdings, Inc.
PO Box 286
Burlington, WA 98233

Secured Party: Patricia A. Dynes
PO Box 647
La Conner, WA 98257

Abbreviated Legal Description:

A portion of Section 7, Township 35 N, Range 4 E, W.M.

All of the following property of Debtor, whether now owned or hereafter acquired by Debtor, that in any way relates to the properties located in Skagit County, Washington, whose legal descriptions are more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference ("Land"):

A. To Secured Party all of its present and future estate, right, title and interest in and to that certain real property located in the County of Skagit, State of Washington, as more particularly described in **Exhibit A** attached hereto and made a part hereof, including all hereditaments, appurtenances, easements and rights thereto or used in connection therewith or as a means of access thereto, together with all right, title and interest that Debtor now has or may hereafter acquire in the following and any proceeds thereof:

1. All income, rents, crop shares, royalties, revenues, issues, profits and proceeds from any and all of such real property, subject, however, to the right, power and authority hereinafter conferred upon Secured Party or reserved to Debtor to collect and apply such income, rents, royalties, revenues, issues, profits and proceeds.

2. All deposits or other security or advanced payments, including, without limiting the generality of the foregoing, rental payments, made by or on behalf of Debtor to others with respect to (i) utility service for all or any part of said property or any improvements thereon, (ii) insurance policies relating to said property or any improvements thereon, (iii) cleaning, maintenance, repair or similar services for said property or any part thereof or any improvements thereon, (iv) rental of equipment used in the operation of any part of said property or any improvements thereon, and (v) parking services for all or any part of said property.

3. All fixtures now or hereafter affixed to such real property, including all buildings, structures and improvements of every kind and description now or hereafter erected or placed thereon and any and all machinery, boilers, equipment (including, without limitation, all equipment for the generation or distribution of air, water, heat, electricity, light, telephone, fuel

or refrigeration or for ventilating or air-conditioning purposes or for sanitary or drainage purposes or for the removal of dust, refuse or garbage), fire sprinklers and alarms, control devices, partitions, appliances, cabinets, awnings, window shades, blinds, drapes and drapery rods and brackets, screens, carpeting and other floor coverings, incinerators and other property of every kind and description now or hereafter placed, attached, affixed or installed in such buildings, structures or improvements, and all replacements, repairs, additions, accessions or substitutions or proceeds thereto or therefor; but excluding the movable trade fixtures owned by tenants leasing space in the Improvements; all of such fixtures whether now or hereafter placed thereon, being hereby declared to be real property and referred to hereinafter as the "Improvements."

4. All oil, gas or minerals related to such real property before or after extraction and all damages, royalties and revenue of every kind, nature and description whatsoever that Debtor may be entitled to receive from any person or entity owning or having or hereafter acquiring a right to the oil, gas or mineral rights and reservations of such real property, with the right in Secured Party to receive and receipt therefor and apply the same to the indebtedness secured hereby either before or after any default hereunder, and Secured Party shall have the right to demand, sue for and recover any such payments but shall not be required to do so.

5. All proceeds and claims arising on account of any damage to or taking of such real property or the Improvements or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of such real property or the Improvements, including the proceeds of any policy of insurance covering the Improvements or the proceeds of any condemnation action or transfer in lieu of condemnation.

All of the property mortgaged or conveyed or intended to be mortgaged or conveyed in Paragraph A above is hereinafter referred to as the "Property." The parties intend that the definition of Property is to be broadly construed and in the case of doubt as to whether a particular item is included in the definition of Property, the doubt should be resolved in favor of inclusion.

TO HAVE AND TO HOLD the Property bargained and described, together with all and singular the lands, tenements, privileges, water rights, hereditaments and appurtenances thereto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, claim and demands whatsoever of Debtor, either in law or in equity, of, in and to the above-bargained property forever,

Together with any and all profits, benefits and products of any of the foregoing and any and all other security and collateral of any nature whatsoever, now or hereafter given for the repayment of the debt owed (as described in the Stock Pledge and Security Agreement).

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A"

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 Northeasterly 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 therefore.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

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.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

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.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southeast ¼ of the Northeast ¼ 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.

EXCEPT from Parcels "A" through "D" above, the following described tracts:

1. That portion of the Northwest ¼ of the Northeast ¼ 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 ¼ of the Northeast ¼ lying between lines drawn 25 feet Easterly and 25 feet Westerly of the line of mean high water of the Samish River.
3. That portion of the Southwest ¼ of the Northeast ¼ 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°03'40" West along the North line of said subdivision, 296.42 feet to the true point of beginning;
thence South 3°06'20" East 115.02 feet;
thence North 89°03'40" East parallel with said North line, 88.00 feet;
thence South 3°06'20" East 190.74 feet;
thence South 89°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°03'40" East along said North line, 280 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.