



201710060100

Skagit County Auditor

\$154.00

10/6/2017 Page

1 of

7 3:39PM

When recorded return to:

Holmes Weddle & Barcott, PC
999 Third Avenue, Suite 2600
Seattle, Washington 98104

**AMENDMENT TO DEED OF TRUST
AND FINANCING STATEMENT**

GUARDIAN NORTHWEST TITLE CO.

Corporate Air Center, LLC, a Washington Limited Liability company, as GRANTOR, whose address is 15452 Airport Drive, Burlington, WA 98233, executed a Deed of Trust in favor of Jeff Hendricks, as BENEFICIARY, whose address is 11622 North Del Mar Drive, Anacortes, WA 98221, dated as of October 4, 2010, and recorded on October 28, 2010 under Auditor's File Number 201010280136, Records of Skagit County, State of Washington (the "Deed of Trust") with respect to the following described real property in Skagit County, Washington:

Abbreviated Legal:

A100545

Lot 5, BSP PL06-0913;
Unit 1D, Bayview Executive Hangars Condominium
Lot 73, "Amended Skagit Regional Airport BSP Phase 1"
Additional leasehold interests listed and described on Exhibit "A"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P123357, 8071-000-005-0000, P129778, 8071-000-005-0100, P120186, 8012-000-081-0100, P129815, 4950-000-004-0000, P120178, 8012-000-073-0200, P116171, 8012-000-919-0000, P129746, 4803-005-511-0000

Grantor and Beneficiary desire to amend the Deed of Trust as set forth below.

1. All capitalized terms not otherwise defined herein shall have the meanings given to them in the Deed of Trust.
2. The Loan Agreement secured by the Deed of Trust has been amended, restated, and consolidated with additional loans from Beneficiary to Grantor pursuant to a Consolidated, Amended and Restated Contract of Sale and Loan Agreement ("A&R Loan Agreement"). Accordingly, the maximum amount that is secured by the Deed of Trust has been modified from One Million One Hundred Thousand Dollars (\$1,100,000.00) to Eight Hundred Seventy-Six Thousand Two Hundred Eighty Dollars (\$876,280.00) plus interest on such amount at the interest rate set forth in the A&R Loan Agreement, the entire balance of which shall be due and payable in full on November 1, 2022.
3. This Amendment to Deed of Trust constitutes a financing statement filed as a fixture filing under the Washington Uniform Commercial Code, as amended or recodified from time to time, covering any property which now is or later may become a fixture attached to the real property described in Exhibit A or any building located thereon.
4. Nothing in this Amendment to Deed of Trust shall be understood or construed to be a satisfaction or release in whole or in part of the Loan Agreement or any other instrument or

agreement evidencing any of the Secured Obligations. Except as provided in this Amendment to Deed of Trust, the terms of the Deed of Trust remain in full force and effect. In the event any conflict is asserted between this Amendment to Deed of Trust and any term or provision of the Deed of Trust, the Debt Instrument or any other instrument or agreement evidencing any of the Secured Obligations, this Amendment to Deed of Trust shall control.

IN WITNESS WHEREOF, Grantor has executed this Amendment to Deed of Trust dated as of September 20, 2017.

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY,
EXTEND CREDIT, OR FORBEAR FROM ENFORCING REPAYMENT OF A DEBT
ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.**

CORPORATE AIR CENTER, LLC



By: Timothy C. Lewis
Its: Manager

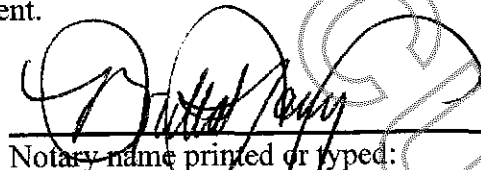
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Timothy C. Lewis signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Corporate Air Center, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 09/20/2017



Notary name printed or typed:
Notary Public in and for the State of
Residing at SKAGIT COUNTY
My appointment expires: 04/08/2020

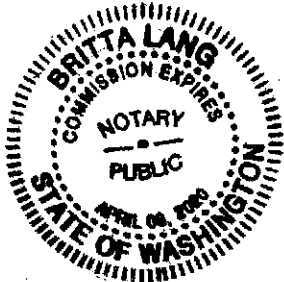


EXHIBIT A

UNOFFICIAL DOCUMENT

Exhibit A to Deed of Trust

The real property subject to and encumbered by the Deed of Trust in favor of Jeff Hendricks, as Lender and Grantee, includes the following described property, leasehold interests, agreements and improvements thereon:

Parcel Number One (Leasehold and Improvements only):

Lot 5 of Binding Site Plan No. PL06-0913 recorded June 18, 2007, under Auditor's File No. 200706180136, being a portion of Lot 80, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127", dated February 28, 2003, recorded March 4, 2003, as Auditor's File No. 200303040030.

Said Lot 5 is subject to that certain Lease recorded as Auditor's File No. 200807160133 and amended by document recorded as Auditor's File No. 200709210100. This conveyance is TOGETHER WITH all rights of Grantor in said Lease.

Parcel Number Two:

Unit#1 D, Bayview Executive Hangars Condominium, as per Survey Map and Set of Plans recorded March 13, 2008, under Auditor's File No. 200803130039, and as described in Declaration of Condominium recorded March 13, 2008, under Auditor's File No. 200803100040, being a portion of Lot 81, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, PL02-0127", dated February 28, 2003, recorded March 4, 2003, as Auditor's File No. 200303040030.

Said unit is a leasehold improvement that is subject to the Condominium Declaration recorded as Auditor's File No. 200803100040 that is subject to the Ground Lease that includes other property and that was recorded as Auditor's File No. 20080313004, assigned and amended by documents recorded as Auditor's File Nos. 200807160136, 200807160137 and 2008808290139. This conveyance is TOGETHER WITH all rights of the Grantor in said Lease that are appurtenant to said Unit 511.

Parcel Number Three (Leasehold and Improvements only):

Lot 73, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded March 4, 2003, as Skagit County Auditor's File No. 200303040030; being a portion of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M.; TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East W.M., being in a portion of the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded in Book 7 of Short Plats, pages 111 through 120, records of Skagit County, Washington, described as follows:

Commencing at the North Quarter corner of said Section 3 as shown on said Binding Site Plan; thence North 88°44'25" West, along the North line of said Section 3, a distance of 704.01 feet to the intersection with the building restriction line, as shown on said Binding Site Plan; thence South 52°21'58" East, along said building restriction line, 274.34 feet; thence South 37°36'00" West 115.00 feet to the true point of beginning; thence South 52°21'58" East at a distance of 133.82 feet; thence South 37°38'02" West at a distance of 69.50 feet; thence North 52°21'58" West at a distance of 330.00 feet; thence North 37°38'04" East, for a distance of 69.50 feet; thence South 52°21'58" East at a distance of 196.18 feet to the true point of beginning.

Said portion of the Northwest ¼ of Section 3 being also a portion of Lot 87 of said "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded as Auditor's File No. 200303040030.

Said Lot 73 is further subject to that certain Building Lease Agreement dated February 1, 2008, for a stated term of thirty (30) years, beginning February 1, 2008, and ending January 31, 2038, covering Parcel Number Three. Option to Extend for one (1) additional ten (10) year option period. The address of the building located on Lot 73 is: 15452 Airport Drive, Burlington, Washington. All further subject to terms and conditions of the lease. This conveyance is TOGETHER WITH all rights of Grantor in said Lease.

* * *

In addition to encumbering Grantor's interest in Parcels One, Two, Three and Five, the following are descriptions of each of the Lease Agreements by and between The Port of Skagit County, a Washington municipal corporation (as "Lessor") and Corporate Air Center, LLC, a Washington limited liability company (as "Lessee"), and the premises subject thereto. Lessee's leasehold interests in each of the premises are further subject to and encumbered by the Deed of Trust:

Fuel Tank Pad Lease:

Fuel Tank Pad Lease dated February 1, 2009, for a stated term of ten (10) years. Option to Extend for one (1) additional ten (10) year option period. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Pad No. 1028-01 and 1028-02 at Skagit Regional Airport.

Fuel Sign Agreement:

Fuel Sign Agreement dated February 1, 2009, for a month to month term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

A location mid-point on the North side of the Tank Farm located on the 10/28 side of Skagit Regional Airport.

Aircraft Tie down Agreement (Space No. A-10):

Aircraft Tie down Agreement, with an effective date of May 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-10** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-11):

Aircraft Tie down Agreement, with an effective date of May 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-11** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-12):

Aircraft Tie down Agreement, with an effective date of June 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-12** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-13):

Aircraft Tie down Agreement, with an effective date of September 1, 2004, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-13** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-14):

Aircraft Tie down Agreement, with an effective date of March 15, 2007, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-14** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-15):

Aircraft Tie down Agreement, with an effective date of March 15, 2007, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-15** located at Skagit Regional Airport, Bay View, WA.

All of the Premises are situated in the County of Skagit, State of Washington.