

When recorded return to:
Addison Gant
Lima One Capital LLC
201 E Mcbee Ave #300
Greenville, SC 29601


201808100122
08/10/2018 04:03 PM Pages: 1 of 14 Fees: \$113.00
Skegit County Auditor

DOCUMENT TITLE(S)

Deed of Trust

CHICAGO TITLE
020035304

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Just Flipping Investors LLC

Additional names on page _____ of document

GRANTEE(S)

Lima One Capital LLC and Chicago Title

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN GOV LOT 3, 36-34-04

Complete legal description is on page 9 of document

TAX PARCEL NUMBER(S)

P29908 / 340436-0-035-0003

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

This document was prepared by:
Lima One Capital, LLC
201 East McBee Avenue Suite 300 , Greenville , SC , 29601

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEED OF TRUST
WA**

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is **August 9th, 2018**
GRANTOR: Just Flipping Investors, LLC
GRANTOR ADDRESS: 23588 Cooma Pl, Mount Vernon ,WA , 98274
TRUSTEE: ~~Lima One Capital, LLC~~ Chicago Title
LENDER: Lima One Capital, LLC
LENDER ADDRESS: 201 East McBee Avenue Suite 300 , Greenville , SC , 29601
2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to Secure the Secured Debt (defined below) and the Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

SEE ATTACHED EXHIBIT A

This property is located in **Skagit** COUNTY at:

Property Address: **17494 West Big Lake Boulevard . Mount Vernon, WA , 98274**

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed **\$190,373.50** to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions.

Borrower Name: Just Flipping Investors, LLC

Interest Rate: 11.00%

Maturity Date: October 1st, 2019

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract guaranty, or other evidence of debt excused by Grantor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protect the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
5. **PAYMENTS.** Grantor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.
6. **WARRANTY OF TITLE.** Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **CLAIMS AGAINST TITLE.** Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.
8. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
9. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor will keep the property free of noxious weeds and grasses. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims and actions against Grantor, and any loss of damage to the Property.

Lender or lender's agents may, at lender's option, enter the property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection

- specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for the Lender's benefit and Grantor will in no way rely on Lender's inspection.
10. **AUTHORITY TO PERFORM.** If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in Fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
11. **DEFAULT.** Grantor will be in default if any party obligated on the Secured Debt fails to make payment when due. Grantor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
12. **REMEDIES ON DEFAULT.** In some instances, federal and state law will require Lender to provide Grantor with Notice of the rights to cure or other notices and may establish time schedules for foreclosure actions. Subject to these Limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Grantor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this security Instrument and any related documents, including without limitations, the power to sell the Property.

If there is a default, Trustee shall, in addition to any other permitted remedy, at the request of the Lender, advertise and Sell the Property as a whole or in separate parcels at public outcry if the Property to the highest bidder for cash and Convey absolute title free and clear of all right, title and interest of Grantor at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the property to be sold as required by all the applicable law in effect at the time of the proposed sale.

Upon sale of the property and to the extent not prohibited by law, Trustee shall make a deliver a deed to the Property sold which conveys absolute title to the purchase, and after first paying all fees, charges and costs, shall pat to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to Grantor. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided by law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive Lender's right to later consider the event a default if it continues to happen again.

13. **OCCUPANCY.** *This is a non-owner occupied property for investments purposes only. Borrower shall not use this property as a primary residence.*

- 14. NO OCCUPANCY BY GRANTOR ET AL.** None of (i) Grantor, (ii) any guarantor of Grantor, (iii) any person holding an equity or other ownership interest in Grantor or in any guarantor of Grantor or (iv) any member of the immediate family of the persons identified in (i), (ii) and (iii) shall occupy or inhabit (or permit the occupancy or habitation of) any part of the Property, including without limitation, any building, structure or other improvement located thereon.
- 15. PROTECTION OF LENDER'S INTEREST IN THE PROPERTY AND RIGHTS UNDER THIS SECURITY INSTRUMENT.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, install security system, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 14, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 15.

Any amounts disbursed by Lender under this Section 15 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

- 16. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** Except when Prohibited by law, Grantor agrees to pay all of Lender's expenses if Grantor breaches any covenant in this Security Instrument. Grantor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and lender's security interest. These expenses will bear interest from the date of the Payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.
- 17. CONDEMNATION.** Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this security agreement or other lien document.
- 18. INSURANCE.** Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the Insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the Insurance carrier and lender. Lender may make proof of loss if not made immediate by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or To the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

19. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Grantor will not be required to pay Lender funds for taxes and insurance in escrow.
20. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
21. **SUCCESSOR TRUSTEE** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor Trustee without any formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
22. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to another address designated in writing. Notice to one grantor will be deemed to be notice to all grantors.
23. **WAIVERS.** Except to the extent prohibited by law, Grantor waives all rights to homestead, curtesy and dower, appraisalment and the marshalling of liens and assets. In addition, equitable and statutory rights of redemption by Grantor after foreclosure sale are expressly waived to the extent not prohibited by law.
24. **RIDERS.** The covenants and agreements of each of the riders below are incorporated into and supplement and amend the terms of this Security Instrument
- Balloon Rider
 - 1-4 Family Rider
 - Affidavit of Occupancy

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

[Signatures Commence on Next Page]

Just Flipping Investors, LLC, a Washington Limited Liability Company

By: Rainee R. Coleman
Rainee Coleman, Manager

Date: 08/09/2018

State of WASHINGTON

County of SUAGLE

On this, the 9th day of August, 2018 before me LoREAL Garka, personally appeared, Rainee Coleman, Manager of Just Flipping Investors, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

LoREAL Garka

Notary Public

LoREAL Garka

Print Name

10/27/2018

My Commission Expires

EXHIBIT A

For APN/Parcel ID(s): P29908 / 340436-0-035-0003

That portion of Government Lot 3 in Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 20 feet North and 350 feet East of the Southwest corner of said Government Lot 3;
Thence North 80 feet;
Thence East 120 feet, more or less, to the Westerly line of the county road;
Thence Southerly along said Westerly line 80 feet, more or less, to a point 20 feet North of the South line of said Government Lot 3;
Thence West 120 feet, more or less, to the place of beginning.

Situated in Skagit County, Washington.

Just Flipping Investors, LLC
17494 West Big Lake Boulevard, Mount Vernon, WA 98274
Lima One Capital, LLC | August 9, 2018

BALLOON RIDER

READ CAREFULLY

THE LOAN MADE TODAY BY Lima One Capital, LLC, IN THE PRINCIPAL AMOUNT OF ONE HUNDRED NINETY THOUSAND THREE HUNDRED SEVENTY THREE AND 50/100 Dollars (\$190,373.50) IS PAYABLE IN FULL ON OR BEFORE 10/01/2019 YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. Lima One Capital, LLC IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY OR MAY NOT BE WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY ALL OR SOME OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM Lima One Capital, LLC.

THE UNDERSIGNED BORROWER(S) WARRANT AND REPRESENT THAT THEY HAVE READ AND FULLY UNDERSTAND THE ABOVE DISCLOSURE. THE UNDERSIGNED BORROWER(S) ALSO ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

[Signatures Commence on Next Page]

Just Flipping Investors, LLC
17494 West Big Lake Boulevard, Mount Vernon, WA 98274
Lima One Capital, LLC | August 9, 2018

Just Flipping Investors, LLC, a Washington Limited Liability Company

By: Rainee Coleman
Rainee Coleman, Manager

Date: 08/09/2018

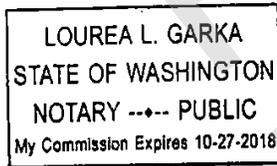
State of WASHINGTON

County of SKEGIT

On this, the 9th day of August, 2018 before me Laureal Garka, personally appeared, Rainee Coleman, Manager of Just Flipping Investors, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]



Laureal Garka

Notary Public

Laureal Garka

Print Name

10/27/2018

My Commission Expires

1-4 FAMILY RIDER

ASSIGNMENT OF RENTS

THIS 1-4 FAMILY RIDER (this "Rider") shall be deemed to amend and supplement the Deed to Secure Debt and Security Agreement (the "Deed"), dated August 9, 2018, and given by Just Flipping Investors, LLC, ("Grantor") to secure Grantor's Interest Only Balloon Note (the "Note") dated of even date herewith to Lima One Capital, LLC ("Grantee") and covering the property described in the Deed (the "Property") and located at:
17494 West Big Lake Boulevard, Mount Vernon, WA 98274

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Deed, the following provisions shall apply:

- A. USE OF PROPERTY; COMPLIANCE WITH LAW.** Grantor shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Grantee has agreed in writing to the change. Grantor shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.
- B. SUBORDINATE LIENS.** Except as permitted by federal law, Grantor shall not allow any lien inferior to the Deed to be perfected against the Property without Grantee's prior written permission.
- C. RENT LOSS INSURANCE.** Grantor shall maintain insurance against rent loss in addition to the other hazards for which insurance is required in this transaction.
- D. ASSIGNMENT OF LEASES.** Grantor hereby assigns to Grantee all leases, licenses, occupancy rights, tenancies and rental agreements that may be in effect from time to time with regard to the Property, including any and all extensions, renewals and modifications thereof and guaranties of the performance of obligations of any tenants or lessees thereunder, and all security deposits made in connection with leases of the Property. Upon a default under the Deed, Grantee shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Grantee's sole discretion. As used in this Rider, the word "lease" shall mean "sublease" if the Deed is secured by a leasehold interest in the Property. Notwithstanding anything contained herein to the contrary, the assignments above are intended and shall be construed to create an absolute present assignment from Grantor to Grantee. The rents, issues, and profits of the Property are hereby assigned absolutely by Grantor to Grantee. It is the further intent of Grantee and Grantor that the rents, issues, and profits absolutely assigned are no longer, during the term of this Deed, property of Grantor or property of the estate of Grantor as defined in 11 U.S.C. § 541 and shall not constitute collateral, cash, or otherwise of Grantor.
- E. ASSIGNMENT OF RENTS.** Grantor unconditionally assigns and transfers to Grantee all the rents, profits, issues, and revenues of the Property. Grantor authorizes Grantee or Grantee's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Grantee or Grantee's agents. However, prior to Grantee's Notice to Grantor of Grantor's breach of any covenant or agreement in the Deed, Grantor shall collect and receive all rents and revenues of the Property as trustee for the benefit of Grantee and Grantor. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Grantee gives notice of default under the Deed to Grantor: (i) all rents received by Grantor shall be held by Grantor as trustee for benefit of Grantee only, to be applied to the sums secured by the Deed; (ii) Grantee shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Grantee or Grantee's agent on

Grantee's written demand to the tenant. Furthermore, Grantor irrevocably appoints Grantee its true and lawful attorney-in-fact at the option of Grantee at any time and from time to time to demand, receive, and enforce payment, to give receipts, releases and satisfactions, and to sue in the name of the Grantor or Grantee for all the rents, issues, and profits from the Property and to apply the same to amounts due under the Note.

Grantor has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Grantee from exercising its rights under this Rider.

Grantee shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Grantor. However, Grantee or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Grantee. This assignment of rents of the Property shall terminate when the debt secured by the Deed is paid in full.

- F. **CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note, instrument or agreement relating to a loan owned by Lender shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument. If the Security Instrument is on a leasehold, a default on the lease is, at the sole discretion of Lender, a default on the Security Instrument.

[Signatures Commence on Next Page]

BY SIGNING BELOW, Grantor hereby accepts and agrees to the terms and covenants contained in this Rider.

Just Flipping Investors, LLC, a Washington Limited Liability Company

By: Rainee A. Coleman Date: 08/09/2018
Rainee Coleman, Manager

Signed, sealed and delivered in the presence of:

State of Washington

County of Snohomish

On this, the 9th day of August, 2018 before me Lourea L. Garka, personally appeared, Rainee Coleman, Manager of Just Flipping Investors, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

Lourea L. Garka

Notary Public

Lourea L. Garka

Print Name

10/27/2018

My Commission Expires