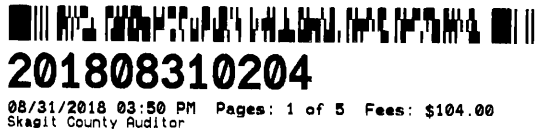


AFTER RECORDING MAIL TO:  
Pacific Plaza Associates LLC  
6023 Troon Lane SE  
Olympia, WA 98501-5176



Recorded at the request of:  
Guardian Northwest TitleGuardian Northwest Title Company  
Reference No.:

### DEED OF TRUST

(For use in the State of Washington only)

116247

GUARDIAN NORTHWEST TITLE CO.

THIS DEED OF TRUST, made this 27th day of August, 2018 between RIVERSIDE PLAZA LLC, a Washington Limited Liability Company, GRANTOR, whose address is 2303 E Meadow Blvd, Mount Vernon, WA 98273, Guardian Northwest Title, TRUSTEE, whose address is 1301-B Riverside Drive, Mount Vernon, WA, 98273 and Richard L Rokes BENEFICIARY, whose address is 6023 Troon Lane SE, Olympia, WA 98501-5176.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal:

Section 17, Township 34 North, Range 4 East, NW NW

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P25759, 340417-0-151-0103, P25760, 340417-0-151-0202, P25785, 340417-0-166-0007

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits of the property.

This Deed of Trust is Junior and Subordinate to that certain Deed of Trust in favor of Peoples Bank, in the original amount of \$900,000.00, dated August 31, 2015 and filed of Record on August 31, 2015 as Auditor's File Number 201808310203, Official Records of Skagit, WA.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained in this Deed of Trust, and payment of the sum of **FOUR HUNDRED TEN THOUSAND AND NO/100** Dollars (\$410,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of the Grantor's successors or assigns, together with interest thereon at the rate agreed upon.

**DUE DATE:** The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on **September 10, 2023**.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

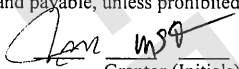
1. To keep the property in good condition and repair; to permit no waste of the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness secured by this Deed of Trust in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

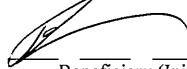
Order No:

5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. DUE ON SALE: (OPTIONAL – *Not applicable unless initialed by Grantor and Beneficiary*) The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

  
Grantor (Initials)

  
Beneficiary (Initials)

#### IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.

9. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

11. Upon default by Grantor in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

13. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

14. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

#### 16. ADDITIONAL TERMS AND CONDITIONS: (check one)

- a. ☒ NONE  
OR  
b. ☐ As set forth on the attached "Exhibit A" which is incorporated by this reference.

(Note: If neither "a" nor "b" is checked, then option "a" applies)

Order No:

Dated: August 27, 2018

Riverside Plaza LLC

By: Jatinder Manhas, Managing MemberBy: Manminder S. Parhar, Managing MemberState of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jay Manhas, authorized agent for Riverside Plaza LLC, the person who appeared before me, and said person acknowledge that     signed this instrument and acknowledge it to be     free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/30/18Notary Public in and for the State of WashingtonResiding at: mt. VernonMy appointment expires: 6/23/2021**REQUEST FOR FULL RECONVEYANCE***Do not record. To be used only when note has been paid.***TO: TRUSTEE**

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Order No:

**Exhibit "A"****Parcel A:**

Tracts 1 and 2, City of Mount Vernon Short Plat No. MV-11-84, approved October 23, 1984, and recorded October 25, 1984, in Volume 6 of Short Plats, page 186, under Auditor's File No. 8410250011, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Parcel B:**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South Line of the Johnson Road as conveyed to the City of Mount Vernon by Deed dated July 13, 1959, and recorded July 10, 1959, under Auditor's File No. 582951, in Volume 303 of Deeds, page 379, North 89 Degrees 37 Minutes 48 Seconds West a distance of 550 feet from the Northwest corner of Lot 6, "JOHNSON'S ADDITION TO MOUNT VERNON," as per plat recorded in Volume 7 of plats, page 27, records of Skagit County, Washington, said point being the Northwest corner of those premises conveyed to Highland-Pacific Dairy, Inc., a corporation, by Deed dated July 21, 1959, recorded August 7, 1959, and recorded in Volume 304 of Deeds, page 76, under Auditor's File No. 584116, records of Skagit County, Washington;  
thence continuing along the South Line of said Johnson Road North 89 Degrees 37 Minutes 48 Seconds West to the East Line of the OLD PACIFIC HIGHWAY;  
thence South, West, and South along the Easterly Line of the OLD PACIFIC HIGHWAY a distance of 159.85 feet, more or less, to a point that is 758.44 feet South of the North line of said Northwest 1/4 of the Northwest 1/4;  
thence East a distance of 200.00 feet, more or less, to a point South of the point of beginning;  
thence North a distance of 159.85 feet, more or less, to the point of beginning,

EXCEPT that portion described as follows;

**\*\*Legal description continued on next page\*\***

Order No:

Beginning at the Northwest corner of said Section 17;  
Thence South 01 Degrees 01 Minutes 14 Seconds West along the West line of said Section 17, a distance of 568.56 feet to an existing monument at the intersection of Pacific Place and Riverside Drive;  
Thence South 87 Degrees 57 Minutes 04 Seconds East along the centerline of said PACIFIC PLACE a distance of 50.01 feet;  
Thence South 00 Degrees 01 Minutes 14 Seconds West a distance of 30.00 feet to the true point of beginning said point being at the intersection of the Southerly Right of Way of PACIFIC PLACE and the Easterly Right of Way of RIVERSIDE DRIVE;  
Thence South 87 Degrees 57 Minutes 04 Seconds East along the Southerly Right of Way of PACIFIC PLACE a distance of 19.97 feet;  
Thence South 40 Degrees 55 Minutes 42 Seconds West a distance of 41.12 feet to the Easterly Right of Way of RIVERSIDE DRIVE;  
Thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 24.23 feet to the true point of beginning,

AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of Section 17;  
Thence South 01 Degrees 01 Minutes 14 Seconds West along the centerline of RIVERSIDE DRIVE a distance of 716.65 feet;  
Thence South 88 Degrees 58 Minutes 46 Seconds a distance of 30.00 feet to the East Right of Way line of RIVERSIDE DRIVE and the true point of beginning;  
thence continue South 88 Degrees 58 Minutes 46 Seconds East 11.00 feet;  
thence North 01 Degrees 01 Minutes 14 Seconds East a distance of 54.85 feet to a point on the Easterly Right of Way Line of RIVERSIDE DRIVE;  
thence North 88 Degrees 58 Minutes 46 Seconds West a distance of 11.00 feet to an angle point in said Right of Way;  
thence South 01 Degrees 01 Minutes 14 Seconds West along said Right of Way 54.85 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.