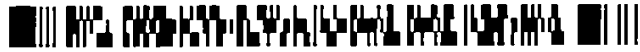


AFTER RECORDING MAIL TO:

SE HOLDINGS WA LLC.
989 112th Ave NE, Suite 207
Bellevue, WA 98004



201811210059

11/21/2018 02:01 PM Pages: 1 of 5 Fees: \$104.00
Skagit County Auditor

Land Title and Escrow

01-170185-0E

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 16 day of November, 2018 between

SELECT BUYS LLC, a[n] Washington Limited Liability Company, as GRANTOR(S), whose address is 1102 122ND AVE NE , Lake Stevens, WA 98258

and FCI LENDER SERVICES INC, A CALIFORNIA CORPORATION, as TRUSTEE, whose address is 8180 East Kaiser Blvd, Anaheim Hills, CA 92808

and Sound Equity Platinum Income Fund, LLC a Delaware Limited Liability Company, as BENEFICIARY, whose address is 989 112th Ave NE, Suite 207, Bellevue, WA 98004.

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

The North 55 feet of Lot 4, "TROWBRIDGE ADDITION TO THE TOWN OF SEDROWOLLEY," as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

APN: 4175-000-004-0007, P77328

Tax Parcel Number(s): 4175-000-004-0007, P77328. Commonly known as 818 Borseth St, SEDRO WOOLLEY, WA 98284.

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anyway appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of \$119,070.00 with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor(s) hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mts.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mts.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mts.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mts.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mts.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mts.	711-714	495721
King	5690 of Mts.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

The Master Form Deed of Trust referenced by this Short Form Deed of Trust shall be amended as follows:

1. The following new Subsection 1(e) is hereby added:

(d) All inventory, equipment, goods, supplies and materials now or hereafter owned by Grantor and located at or on or used in connection with the property, and all present and future accounts, general intangibles, chattel paper, documents, instruments, deposit accounts, money, contract rights, insurance policies, and all proceeds, products, substitutions and accessions therefor and thereto. This Deed of Trust is intended to constitute a security agreement under the Uniform Commercial Code of Washington, and a UCC-2 Fixture Filing.

2. Section 5 is hereby amended to provide that the late charge shall be five cents (\$.05) per dollar, but if any different amount is provided in the promissory note, the amount in the promissory note shall control.



3. Subsection 25(c) is hereby amended to read as follows:

(c) the Grantor encumbers, mortgages, sells, conveys, transfers or alienates, in any manner, whether voluntarily or involuntarily, without Beneficiary's prior written consent, which consent Beneficiary may grant or deny in its sole discretion, (i) all or any portion of its interest in the property, including any present or future right to legal or equitable title to all or part of the property, or (ii) in one or more transaction, fifty percent or more of the stock or partnership interests in, or the right to control, the Grantor.

4. Grantor, and each of them, acknowledge that this Deed of Trust is to secure a loan that is solely for commercial, business, and investment purposes and not for household or consumer purposes and that Grantor does not intend to use the secured property for his, her, or its personal residence or dwelling.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

By [Signature] By _____
By _____ By _____

STATE OF _____)
COUNTY OF _____)-ss
_____)

I certify that I know or have satisfactory evidence that _____
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the state of _____
My appointment expires: _____

STATE OF _____)
COUNTY OF _____)-ss
_____)

I certify that I know or have satisfactory evidence that _____
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the state of _____
My appointment expires: _____

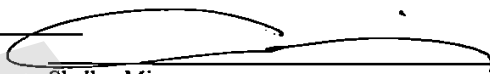


**ATTACHED TO SHORT FORM DEED OF TRUST
DATED NOVEMBER 16, 2018**

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff G. Harding signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Sole Member of Select Buys, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 19, 2018


Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

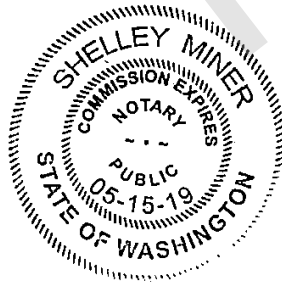


EXHIBIT A

[Legal Description]

The North 55 feet of Lot 4, "TROWBRIDGE ADDITION TO THE TOWN OF SEDROWOOLLEY," as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

APN: 4175-000-004-0007, P77328

