



201812100054

12/10/2018 10:37 AM Pages: 1 of 4 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

Short Form **GUARDIAN NORTHWEST TITLE CO.**
DEED OF TRUST

18-1036

THIS DEED OF TRUST, made on December 10, 2018 between

Gamepath Arcades, LLC, an Oregon Limited Liability Company,
as GRANTOR(S),
whose address is 195 South 15th Street, Saint Helens, OR 97051

and

Guardian Northwest Title & Escrow Company
as TRUSTEE,
whose address is 1301 Riverside Dr. Suite B
Mount Vernon, WA 98273

and

Steve Johnson & Riesa Johnson
as BENEFICIARY,
whose address is P.O. Box 341, Stanwood, WA 98292

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:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Tax Parcel Number(s): P54834 & 3767-007-007-0005

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in
anywise 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 **TWO HUNDRED EIGHTY
THOUSAND AND 00/100 DOLLARS (\$280,000.00)** 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

Deed of Trust (Short Form)
LPB 20-05 rev. 2/2008

Order No.: 18-1036-JB

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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
Cllallam	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 Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	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 Mtgs.	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 Mtgs.	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 Mtgs.	711-714	495721
King	5690 of Mtgs.	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.

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

Dated: 12/6/18

Gamepath Arcades, LLC, an Oregon Limited Liability Company

By: [Signature]
Adam Fortier, Member

12/6/18

STATE OF OREGON
COUNTY OF COLUMBIA

I certify that I know or have satisfactory evidence that Adam Fortier is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Gamepath Arcade, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10th day of December, 2018

[Signature]
Signature

Residing at:

My appointment expires: Nov 13, 21

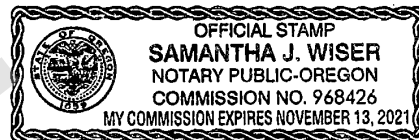


EXHIBIT A

LEGAL DESCRIPTION

Property Address: 628 West Division Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P54834 & 3767-007-007-0005

Property Description:

The West 21 feet of Lot 6, and all of Lot 7, Block 7, "WEST MOUNT VERNON, SKAGIT COUNTY", as per plat recorded in Volume 2 of Plats, page 81, records of Skagit County, Washington.