

WHEN RECORDED RETURN TO:

FIDELIS EQUITY AND REAL ESTATE FUND A, LLC  
33801 1ST WAY S, STE 251  
FEDERAL WAY, WASHINGTON 98003

CHICAGO TITLE

500079211

Grantor:	Vincent Quillen
Grantee:	Fidelis Equity and Real Estate Fund A, LLC
Abbrev Legal:	PTN, NE 1/4, SEC. 18-35-7E, W.M
Tax Parcel:	P42990 / 350718-0-037-0017

**Deed of Trust**

*(For Use in the State of Washington Only)*

THIS DEED OF TRUST, made this 21st day of January, 2019, between Vincent Quillen , as his separate estate, GRANTORS, whose address is 2329 Market St PMB Mount Vernon, WA 98273, First American Title Company, TRUSTEE, whose Avenue address is 4707 S 19th St Suite 101 Tacoma, WA 98405, and Fidelis Equity and Real Estate Fund A, LLC, a Washington State Limited Liability Company, BENEFICIARY, whose address is 33801 1st Way S, Ste 251, Federal Way, WA 98003.

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

That portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:  
Beginning at the intersection of the Southerly line of the State Road and the West line of said Southeast Quarter of the Northeast Quarter;  
Thence South along said West line 479 feet;  
Thence East 315 feet;  
Thence North to the Southerly line of said State Road and the true point of beginning of the tract herein described:  
Thence Westerly along the Southerly line of said State Road to a point on a line which is parallel with and 125 feet distant, when measured at right angles to the line running due South from the true point of beginning;  
Thence South along said parallel line, 110 feet;  
Thence Easterly parallel with the Southerly line of said State Road, 125 feet, more or less, to a point due South of the true point of beginning;  
Thence North 110 feet to the true point of beginning.  
Situate in the County of Skagit, State of Washington

Tax Parcel Number: P42990 / 350718-0-037-0017  
Commonly Known As: 36798 State Route 20 Sedro Woolley, WA 98284

which real property is not used principally for agricultural or farming 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 thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of a Promissory Note owed to Fidelis Equity and Real Estate Fund A, LLC in the sum of Two Hundred Forty Thousand and 00/100 DOLLARS, (\$240,000.00), with interest, in accordance with the terms of the promissory notes of even date herewith, payable to Beneficiary or order, made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rates as shall be agreed upon.

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 thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon 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 described here in 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 indebtedness hereby secured in such order 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 the 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.
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 hereby and the 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 hereinabove described, Beneficiary may pay the same, and the amount paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

**IT IS MUTUALLY AGREED THAT:**

1. 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 hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby 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 a default for failure to so pay.
3. 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.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. 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; (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all 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 encumbrancers for value.

- 6. 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.
- 7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which the 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 Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
- 8. The Deed of Trust applies to inures to, the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executives and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not name as Beneficiary herein.
- 9. Due on Sale or Transfer. In the event the Grantor transfers or sells any interest in the subject property, including via Real Estate Installment Contract, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary.
- 10. Maturity Date. This Deed of Trust secures an obligation that becomes due and payable in full on 01/23/2020.

*Vincent Quillen*  
 Vincent Quillen

STATE OF WASHINGTON )  
 COUNTY OF Skagit )-ss.

I certify that I know or have satisfactory evidence that Vincent Quillen, 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: January 24, 2019  
*Justyne P. Riehl*  
 Notary Public in and for the State of Washington,  
 Residing at Skagit  
 My Appointment Expires on 12-9-21



## 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 the 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.

Property Address: 36798 State Route 20, Sedro Woolley, WA 98294

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Fidelis Equity and Real Estate Fund A, LLC  
(Managing Member – Sang Yoon)

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Date