

RETURN ADDRESS:

Banner Bank
Bothell Loan Service
Center
P.O. Box 1589
Bothell, WA 98041

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*Land Title and Escrow***MORTGAGE**

01-170811-5

DATE: March 1, 2019

Reference # (if applicable): _____

Additional on page _____

Grantor(s):

1. Skagit Farmland, LLC
2. Acme Properties LLC

Grantee(s)

1. Banner Bank

Legal Description: Ptn SW; SE & NE 35-34-4; Ptn NE NE (GL 1), 2-34-4; SW & Ptn NW, 1-34-3; Ptn SE NE & NE SE, 2-34-3; Ptn SE NE, 31-35-4; S1/2 SE, 38-36-3; GL 4, 25-35-4; Ptn GL 4, 36-35-4; Ptn SE SE, 26-35-4; Ptn GL1, 35-35-4; Ptn GL 3 & 4, 1-34-4; GL 1, 2-34-4; Lots 48, 50, 51, 52 & 53, Peavey's Ac; Ptn SW SE, 20-35-5; Ptn N ? NE, 29-35-5; GL 10, 21-35-5; GL 4, 28-35-5; Ptn Sections 25 & 36-35-4; Ptn Sections 30 & 31-35-5 (aka Lots B, C & D, SP PL05-0224); Ptn NW, 19-34-2; Ptn NE, 24-34-2

Additional on page _____

Assessor's Tax Parcel ID#:

350426-4-003-0004, P37709, 350425-0-021-0100, P37615, 350435-0-001-0102, P38371, 350436-0-005-0107, P38402, 350435-0-011-0001, P38375, 350435-0-013-0009, P38377, 350435-4-002-0004, P38390, 340402-0-002-0002, P23416, 340402-0-001-0003, P23415, 340401-0-011-0002, P23285, 350436-0-002-0001, P38394, 350436-1-001-0000, P38415, 350531-0-001-0006, P40453, 350530-0-027-0007, P40392, 350425-0-022-0000, P37616, 350425-0-027-0005, P37622, 350530-0-036-0006, P40404, 350425-0-022-0300, P123552, 350529-1-001-0008, P40347, 350529-1-002-0007, P40348, 350528-0-004-0008, P40313, 350521-0-012-1005, P133209, 3966-001-053-0000, P67951, 3966-001-051-0002, P67950, 350520-4-002-0000, P40050, 350421-1-007-0001, P37000, 340302-1-003-0000, P21029, 340302-0-016-0008, P20936, 340301-0-016-0107, P20937, 340301-2-002-0000, P20953, 340301-2-005-0007, P20955, 340224-0-001-0100, P122143, 340224-0-002-0400, P122144, 340224-1-001-0007, P20708, 340319-0-001-0005, P22140, 340319-0-002-0004, P22141, 360328-4-002-0003, P48462, 360328-4-004-0001, P48464

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THIS MORTGAGE dated March 1, 2019, is made and executed between SKAGIT FARMLAND, LLC, a Washington limited liability company, whose address is 23159 Howey Road, Sedro Woolley, WA 98284, as to Tracts 1, 3, 4, 5, 6, 7 and ACME PROPERTIES, LLC, a Washington limited liability company, 10510 NE Northup Way, Suite 300, Kirkland, WA 98033, as to Tract 2 (referred to below as "Grantor") and Banner Bank , whose mailing address is 301 E. Fairhaven , Burlington, WA 98233 (referred to below as "Lender").

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GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Skagit County, State of Washington:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as Vacant Land; 23604 South Skagit Highway, Sedro-Woolley, WA 98284 and 12513 Avon Allen Road, Burlington, WA 98233. The Real Property tax identification number is

350426-4-003-0004, P37709, 350425-0-021-0100, P37615, 350435-0-001-0102, P38371, 350436-0-005-0107, P38402, 350435-0-011-0001, P38375, 350435-0-013-0009, P38377, 350435-4-002-0004, P38390, 340402-0-002-0002, P23416, 340402-0-001-0003, P23415, 340401-0-011-0002, P23285, 350436-0-002-0001, P38394, 350436-1-001-0000, P38415, 350531-0-001-0006, P40453, 350530-0-027-0007, P40392, 350425-0-022-0000, P37616, 350425-0-027-0005, P37622, 350530-0-036-0006, P40404, 350425-0-022-0300, P123552, 350529-1-001-0008, P40347, 350529-1-002-0007, P40348, 350528-0-004-0008, P40313, 350521-0-012-1005, P133209, 3966-001-053-0000, P67951, 3966-001-051-0002, P67950, 350520-4-002-0000, P40050, 350421-1-007-0001, P37000, 340302-1-003-0000, P21029, 340302-0-016-0008, P20936, 340301-0-016-0107, P20937, 340301-2-002-0000, P20953, 340301-2-005-0007, P20955, 340224-0-001-0100, P122143, 340224-0-002-0400, P122144, 340224-1-001-0007, P20708, 340319-0-001-0005, P22140, 340319-0-002-0004, P22141, 360328-4-002-0003, P48462, 360328-4-004-0001, P48464.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures the following described additional indebtedness: all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. Specifically, without limitation, this Agreement secures all obligations of Grantor arising under any interest rate, credit, commodity or equity swap, cap, floor, collar, forward foreign exchange transaction, currency swap, cross currency rate swap, currency option, securities puts, calls, collars, options or forwards or any combination of, or option with respect to, these or similar transactions now or hereafter entered into between Grantor and Lender.

Grantor hereby assigns as security to Lender, all of Grantor's right, title, and interest in and to all leases, Rents, and profits of the Property. This assignment is recorded in accordance with RCW 65.08.070; the lien created by this assignment is intended to be specific, perfected and choate upon the recording of this Mortgage. Lender grants to Grantor a license to collect the Rents and profits, which license may be revoked at Lender's option and shall be automatically revoked upon acceleration of all or part of the Indebtedness. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

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PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Borrower and Grantor shall pay to Lender all Indebtedness secured by this Mortgage as it becomes due, and Borrower and Grantor shall strictly perform all Borrower's and Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property (this privilege is a license from Lender to Grantor automatically revoked upon default). The following provisions relate to the use of the Property or to other limitations on the Property.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply, and shall promptly cause compliance by all agents, tenants or other persons or entities of every nature whatsoever who rent, lease or otherwise use or occupy the Property in any manner, with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender

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furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid without interest to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any

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title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice all at Grantor's expense, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Borrower which Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and

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make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Borrower's and Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Borrower and Grantor pay all the Indebtedness, including without limitation all future advances, when due, and Grantor otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's or any Grantor's property or Borrower's ability to repay the Indebtedness or Borrower's or Grantor's ability to perform their respective obligations under this Mortgage or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Borrower's or Grantor's existence as a going business or the death of any member, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or

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against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Borrower or Grantor under the terms of any other agreement between Borrower or Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Borrower or Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

Right to Cure. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Mortgage within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Borrower would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding or pending foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or in any part of the Personal Property or the Real Property by non-judicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in

**MORTGAGE
(Continued)**

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this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Borrower and Grantor hereby waive any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or Borrower and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Subject to applicable law, and except for notice required or allowed by law to be given in another manner, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to

MORTGAGE (Continued)

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interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Washington.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Skagit County, State of Washington.

Joint and Several Liability. All obligations of Borrower and Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Mortgage. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Mortgage.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any person or circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other person or circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waive Jury. All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Washington as to all indebtedness secured by this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means Skagit Farmland, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means Skagit Farmland, LLC; and Acme Properties LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the indebtedness.

**MORTGAGE
(Continued)**

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Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means Banner Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated March 1, 2019, in the original principal amount of \$5,000,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of this Mortgage is March 15, 2029.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

SKAGIT FARMLAND, LLC

By: 
Don Carlin, Manager of Skagit Farmland, LLC

ACME PROPERTIES LLC

By: 
Don Carlin, Manager of Acme Properties LLC

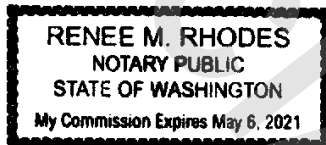
**MORTGAGE
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

This record was acknowledged before me on March 14, 20 19 by Don Carlin,
Manager of Skagit Farmland, LLC.



Renee M Rhodes
(Signature of notary public)

notary public
(Title of office)

My commission expires:
5/6/2021
(date)

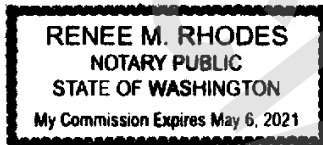
**MORTGAGE
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

This record was acknowledged before me on March 14, 20 19 by Don Carlin,
Manager of Acme Properties LLC.



Renee M Rhodes
(Signature of notary public)

notary public
(Title of office)

My commission expires:
5/6/2021
(date)

EXHIBIT A**Tract 1**

That portion of Government Lot 4, Section 25, Township 35 North, Range 4 East, W.M., and of Government Lot 4, Section 36, Township 35 North, Range 4, East, W.M., lying South of the centerline of Hart's Slough (sometimes referred to as Batey's Slough), West of the West line of that portion thereof condemned by the State of Washington for Secondary State Highway 1-A by Skagit County Superior Court Cause No. 24376, and lying North of the following described line:

Beginning at a point on the West line of Government Lot 4, Section 36, Township 35 North, Range 4 East, .M., that is South 0 degrees 32'05" East a distance of 227.50 feet from the corner common to Sections 25, 26, 35 and 36, Township 35 North, Range 4 East, W.M.;
thence North 72 degrees 51'30" East a distance of 776.03 feet to the Westerly right of way line of Secondary State Highway No. 1-A and the terminus of this line description.

ALSO that portion of the Southeast Quarter of the Southeast Quarter of Section 26, Township 35 North, Range 4 East, W.M., lying South of Hart's Slough (sometimes referred to as Batey's Slough).

ALSO that portion of Government Lot 1, Section 35, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section 35, that is South 89 degrees 47'31" West a distance of 1,323 feet from the Northeast corner thereof;
thence North 89 degrees 47'31" East a distance of 1,323 feet to said Northeast corner;
thence South 0 degrees 32'05" East along the East line of said Section a distance of 227.50 feet;
thence South 72 degrees 51'30" West a distance of 15.96 feet;
thence South 83 degrees 08'18" West a distance of 207.51 feet;
thence North 82 degrees 56'36" West a distance of 273.56 feet;
thence South 83 degrees 20'29" West a distance of 254.25 feet;
thence South 78 degrees 33'39" West a distance of 251.08 feet;
thence South 83 degrees 51'38" West a distance of 332 feet, more or less, to a point directly South of the point of beginning;
thence North a distance of 333 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A**Tract 2****PARCEL A**

Those portions of Section 35, Township 35 North, Range 4 East, W.M., described as follows:

(2) Government Lot 7, EXCEPT the North 16.5 feet thereof conveyed to Skagit County for road purposes by deed recorded April 10, 1914, under Auditor's File No. 101883 in Volume 96 of Deeds, page 438, records of Skagit County, ALSO EXCEPT that portion thereof lying within the present bed and shores of the Skagit River, ALSO EXCEPT that portion thereof lying within the former bed and shores of the Skagit River, ALSO EXCEPT the East 16.5 feet thereof conveyed to Skagit County for road purposes by deed recorded February 13, 1894, under Auditor's File No. 18648 in Volume 29 of Deeds, page 321.

ALSO EXCEPT Tract "B" of record of Survey recorded September 14, 2000, under Auditor's File No. 200009140013, and being a portion of the channel of the Skagit River as delineated on that certain map compiled in the Surveyor Generals' Office and approved July 16, 1873 and which is a portion of Government Lot 7, Section 35, Township 35 North, Range 4 East, W.M.

(3) The East 450 feet of Government Lot 8, EXCEPT that portion, if any, lying within the as built and existing Skagit County road commonly known as the Howey Road, ALSO EXCEPT that portion thereof lying within the present bed and shores of the Skagit River, ALSO EXCEPT that portion thereof lying within the former bed and shores of the Skagit River.

TOGETHER WITH Tract "A" of record of Survey recorded September 14, 2000, under Auditor's File No. 200009140013, and being a portion of the channel of the Skagit River as delineated on that certain map compiled in the Surveyor Generals' Office and approved July 16, 1873 as quieted in Simpson Properties, Inc. in Skagit County Superior Court Cause No. 86-2-00430-3, and which is a portion of Government Lot 8, Section 35, Township 35 North, Range 4 East, W.M.

(4) The Southeast 1/4 of the Southeast 1/4, EXCEPT that portion, if any, lying within the present bed and shores of the Skagit River, ALSO EXCEPT the West 16.5 feet thereof conveyed to Skagit County for road purposes by deed recorded February 13, 1894, under Auditor's File No. 18648 in Volume 29 of Deeds, page 321.

Situate in the County of Skagit, State of Washington.

EXHIBIT A**PARCEL B**

Government Lot 1, Section 2, Township 34 North, Range 4 East, W.M., EXCEPT that portion of Government Lot 1, described as follows:

Beginning at the Northeast corner of said Government Lot 1;
thence North 89°57'34" West along the North line thereof, a distance of 328.25 feet to the Northwest corner of the East 10 acres of said Government Lot 1;
thence South 00°39'32" West along the West line of said East 10 acres a distance of 980.67 feet to the point of beginning of this description;
thence North 89°42'00" West, a distance of 302.00 feet;
thence South 0°39'32" West, a distance of 305.00 feet to the North line of the Francis Road right of way;
thence South 89°42'00" East along said North line of Francis Road, a distance of 302.00 feet to the West line of said East 10 acres;
thence North 00°39'32" East along said West line, a distance of 305.00 feet to the point of beginning.

AND ALSO EXCEPT that portion as conveyed to Skagit County, a Washington municipal corporation by Deed dated January 7, 2010 and recorded February 11, 2010, under Skagit County Auditor's File No. 201002110034.

Situate in the County of Skagit, State of Washington.

Tract 3

Lots B, C and D, Short Plat No. PL 05-0224, approved September 13, 2005, recorded September 14, 2005, under Auditor's File No. 200509140034; being a portion of Government Lot 5, in Section 25, Township 35 North, Range 4 East, W.M.; and being a portion of Government Lots 1 and 2 in Section 36, Township 35 North, Range 4 East, W.M.; and being a portion of Government Lot 5 in Section 30, Township 35 North, Range 5 East, W.M.; and being a portion of Government Lot 1, Section 31, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

Tract 4**PARCEL "A":**

Lots 48, 50, 51, 52 and 53, Tract 1, "PEAVEY'S ACREAGE, TRACTS NO 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington;

EXCEPT the North 20 feet of Lot 48 conveyed to Skagit County for road purposes by deed recorded June 2, 1906.

Situate in the County of Skagit, State of Washington.

EXHIBIT A**PARCEL "B":**

Government Lot 10 in Section 21, Township 35 North, Range 5 East, W.M.;

EXCEPT that portion of Government Lot 10 in Section 21, Township 35 North, Range 5 East, W.M. lying Northerly of the following described line:

Beginning at a point on the West line of said Government Lot 10 which lies North 00°13'47" West, a distance of 667.05 feet from the Southwest corner of said Section 21;
thence South 55°15'50" East, a distance of 286.56 feet;
thence South 71°41'04" East, a distance of 293.60 feet to the East line of said Government Lot 10 and the terminal point of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 4 in Section 28, Township 35 North, Range 5 East, W.M.;

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The North ½ of the Northeast ¼ of Section 29, Township 35 North, Range 5 East, W.M.;

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

The East 391 feet of that portion of the West ½ of the Southeast ¼ of Section 20, Township 35 North, Range 5 East, W.M., lying Southerly of the County road, EXCEPT any portion thereof lying within the boundaries of the following described tract:

Beginning at the Northeast corner of the Northwest ¼ of the Southeast ¼ of said Section 20;
thence South 614 feet;
thence West 198 feet;
thence North 614 feet;
thence East 198 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A**Tract 5****PARCEL "A":**

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet thereof, AND EXCEPT the South 20 feet thereof for road purposes as said roads were conveyed by deeds recorded June 20, 1894, under Auditor's File No. 19626, in Volume 26 of Deeds, page 783, and recorded September 23, 1896, under Auditor's File No. 25097, in Volume 32 of Deeds, page 799, records of Skagit County, Washington, AND ALSO EXCEPT that portion conveyed to Skagit County by Right of Way Deed recorded October 28, 1999, under Auditor's File No. 199910280046.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 36 North, Range 3 East, W.M.;

EXCEPT roads;

AND EXCEPT ditch rights of way along the South line of the Southeast $\frac{1}{4}$ and along the North line thereof.

Situate in the County of Skagit, State of Washington.

Tract 6**PARCEL "A":**

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 34 North, Range 3 East, W.M., and of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 34 North, Range 3 East, W.M., that lies Easterly of the Avon-Allen Road (Harvey Smith Road), and is described as follows:

Beginning at the $\frac{1}{4}$ corner between Sections 1 and 2;
thence East on the East and West centerline of Section 1, a distance of 1,644.06 feet;
thence South $0^{\circ}51'$ East, 917.06 feet;
thence South $89^{\circ}19'30''$ West, 1,645.06 feet, more or less, to the West line of Section 1;
thence South $89^{\circ}15'30''$ West, 1,329.64 feet, more or less, to the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2;
thence North along the West line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2 to the Northwest corner thereof;
thence East along the North line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the East 986.43 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1.

EXCEPT from all the above described tracts, Drainage District No. 19 right of way, if any.

Situate in the County of Skagit, State of Washington.

EXHIBIT A**PARCEL "B":**

The West ½ of the Southeast ¼ of the Northwest ¼ and that portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., lying Easterly of the Avon-Allen Road (Harvey Smith Road), and that portion of the Southeast ¼ of the Northeast ¼ of Section 2, Township 34 North, Range 3 East, W.M., lying Easterly of the Avon-Allen Road (Harvey Smith Road); EXCEPT that portion, if any, lying within the right of way for Drainage District No. 19 as said right of way was condemned in Skagit County Superior Court Cause No. 8889; AND EXCEPT the North 20 feet of that portion of the Southwest ¼ of the Northwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., lying East of the Avon-Allen Road; AND ALSO EXCEPT the North 20 feet of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 1, all as conveyed to Drainage District No. 19 by deed recorded January 2, 1948 under Auditor's File No. 412929, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tract 7

Those portions of both Lot 4 of Short Plat No. PL00-0408, approved July 31, 2002 and recorded as Auditor's File No. 200208010118, records of Skagit County, Washington, and of Lot 4 of Short Plat No. PL02-0485, approved September 13, 2002 and recorded as Auditor's File No. 200209160059, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat No. PL02-0485;
thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "PLAT OF SKAGIT BEACH NO. 1," as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;
thence North 89°21'46" West a distance of 2,070.66 feet along an existing ditch to a line that is 40 feet East of and parallel with the East line of said "PLAT OF SKAGIT BEACH NO. 1";
thence South 45°28'30" West a distance of 229.39 feet along said parallel line;
thence South 09°44'00" West a distance of 53.06 feet along said parallel line to an existing ditch;
thence South 66°31'59" East a distance of 18.50 feet along said ditch;
thence South 32°54'23" East a distance of 22.50 feet along said ditch;
thence South 10°11'32" East a distance of 38.03 feet along said ditch;
thence South 01°18'54" West a distance of 161.19 feet along said ditch;
thence South 02°55'57" East a distance of 65.76 feet along said ditch;
thence South 17°42'52" East a distance of 84.23 feet along said ditch;
thence South 31°14'08" East a distance of 81.72 feet along said ditch;
thence South 39°47'07" East a distance of 108.82 feet along said ditch;
thence South 48°43'40" East a distance of 131.89 feet along said ditch;
thence South 29°41'21" East a distance of 110.25 feet along said ditch;
thence South 12°50'42" East a distance of 174.01 feet along said ditch;
thence South 16°17'21" East a distance of 137.92 feet along said ditch;
thence South 21°45'41" East a distance of 105.65 feet along said ditch;
thence South 42°03'59" East a distance of 161.32 feet along said ditch;
thence South 53°43'28" East a distance of 133.16 feet along said ditch;

EXHIBIT A**Tract 7 (continued):**

thence South 49°24'40" East a distance of 115.89 feet along said ditch;
thence South 68°41'03" East a distance of 162.43 feet along said ditch;
thence South 01°21'14" East a distance of 61.40 feet along said ditch;
thence South 19°06'04" West a distance of 93.09 feet along said ditch;
thence South 14°08'21" West a distance of 69.28 feet along said ditch;
thence South 29°51'07" East a distance of 100.06 feet along said ditch;
thence South 58°48'26" East a distance of 98.92 feet along said ditch;
thence South 70°18'24" East a distance of 102.92 feet along said ditch;
thence South 58°20'31" East a distance of 90.89 feet along said ditch;
thence South 31°17'46" East a distance of 194.07 feet along said ditch;
thence South 40°36'49" East a distance of 57.94 feet along said ditch;
thence South 44°44'37" East a distance of 72.81 feet along said ditch;
thence South 22°10'31" East a distance of 126.83 feet along said ditch;
thence south 05°21'14" East a distance of 121.88 feet along said ditch;
thence South 00°34'30" West a distance of 57.89 feet to the South line of the Southeast ¼ of the Northeast ¼ of said Section 24 and the terminus of said line at a point that is North 89°25'30" West a distance of 836.36 feet from the Southeast corner of said subdivision (East ¼ corner of said Section 24).

ALL of the above being portions of Section 24, in Township 34 North, Range 2 East, W.M., and being a portion of Section 19, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion of Lot 4 of Short Plat No. PL00-0408 lying in the Southeast ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 2 East, W.M.,

ALSO EXCEPT that portion conveyed to Donald J. Sanford and Catherine J. Meyer, on December 18, 2018, under Auditor's File No. 201812180044.

Situate in the County of Skagit, State of Washington.

Tract 7-1

A non-exclusive easement for ingress, egress, and utilities and irrigation over, across, under and through a strip of land 30 feet in width lying Westerly of the East line of the following described tract of land:

Government Lot 4 of Section 18, Township 34 North, Range 3 East, W.M., and in Government Lot 3, that portion of the Southeast ¼ of the Northwest ¼ lying South and West of Higgins Slough, and that portion of the Northeast ¼ of the Southwest ¼ lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East, W.M. The above described commences on the South line of said Government Lot 4, and terminates on the East line of Government Lot 2 of said Section 18.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A