

When recorded return to:

E and R Knutzen Family LLC
16626 West Allen Road
Bow, WA 98232

Filed for Record at Request of
Land Title & Escrow of Skagit & Island County
Escrow Number: 01-176741-OE

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST, is made this 23rd day of December, 2020 between CHUCKANUT VENTURES, LLC, a Washington limited liability company as GRANTOR, whose address is 625 N 4th Street, Mount Vernon, Washington, 98273, and Land Title & Escrow of Skagit & Island County, as TRUSTEE, whose address is 111 E George Hopper Rd., PO Box 445, Burlington, Washington, 98233, and E and R Knutzen Family LLC, as BENEFICIARY, whose address is 16626 West Allen Road, Bow, WA 98232.

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

Abbreviated Legal:

Lot 1, Einer Knutzen Trust Tract F, BSP AF #200805220101, Being Ptn NE 1/4, 31-35-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 8077-000-001-0000, P38141

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 Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, 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 incorporated by reference or contained herein and payment of the sum of EIGHT HUNDRED THOUSAND AND NO/100 Dollars (\$800,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any other 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 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 name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
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	Fram 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 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	Wahkiakum	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 acknowledges receipt of such Master Form Deed of Trust.

This Property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

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

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

Chuckanut Ventures, LLC, a Washington limited
liability company

[Signature]
By: David Lindsey, Managing Member

see attached notary junat

STATE OF Washington
COUNTY OF Skagit } SS:

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

Dated: December 28, 2020



[Signature]
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Lindsey is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument as Managing Member of Chuckanut Ventures, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 28, 2020



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing Sedro-Woolley
My appointment expires: 9/11/2022

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

TO: TRUSTEE

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

Dated _____, _____

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.

EXHIBIT "A"PARCEL "A":

Lot 1 of Einer Knutzen Trust Tract F Binding Site Plan, approved by the City of Burlington on March 10, 2008, and recorded May 22, 2008, under Auditor's File No. 200805220101, being a portion of Tract F of Survey 200701040097, all being a portion of the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W.M.

EXCEPT that portion conveyed to the City of Burlington under Auditor's File No. 200801310190, described as follows:

Beginning at the Southeast corner of said Tract F;
thence North 02°22'13" East, along the Westerly right of way of North Burlington Blvd., a distance of 428.72 feet to a point on the North line of said Tract F;
thence South 86°48'12" West, along the North line of said Tract F, a distance of 17.12 feet to a point called out as Station 28+68.32, 47.04 feet left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 5 and 6 of 7, approved in 2007, on filed with the City of Burlington Public Works Department;
thence South 02°01'03" West, leaving the North line of said Tract F, a distance of 194.45 feet to a point called out as Station 26+73.88, 45.84 feet left as shown on the aforementioned Right of Way Plan;
thence South 02°39'46" West, a distance of 195.65 feet to a point called out as Station 24+78.23, 46.84 feet left as shown on the aforementioned Right of Way Plan;
thence South 39°16'26" West, a distance of 44.95 feet to a point called out as Station 24+42.28, 73.83 feet left as shown on the aforementioned Right of Way Plan;
thence South 02°49'09" West, a distance of 2.19 feet to a point on the South line of said Tract F;
thence South 89°09'19" East, along the South line of said Tract F a distance of 43.87 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, roadway and utilities over and across "Tract X" as delineated on Survey recorded under Auditor's File No. 200701040097, records of Skagit County, Washington, being a portion of the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Commercial Brokers
Association 2011
ALL RIGHTS RESERVED

CBA

CBA Form DTR
Deed of Trust Rider
Rev. 1/2011
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DEED OF TRUST RIDER

The following is part of the Limited Practice Board Short Form Deed of Trust, LPB Form No. 20-05 (the "Deed of Trust") dated _____ by and between

CHICKANUT VENTURES LLC

("Grantor"),

LAND TITLE AND ESCROW

("Trustee"), and

E AND R KNUTZEN FAMILY, LLC

("Beneficiary").

The parties hereby incorporate the following modifications into the Deed of Trust:

1. **New Subsection 1(e)**. The following Subsection 1(e) is hereby added to the Deed of Trust:
 - (e) 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, deposits 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**. Section 5 of the Deed of Trust is hereby amended to provide that the amount of late charge shall be five cents (\$0.05) 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)**. Subsection 25(c) of the Deed of Trust is hereby amended to read:
 - (c) the property is sold or transferred without the Holder's consent.
4. **New Subsection 25(e)**. The following Subsection 25(e) is hereby added to the Deed of Trust:
 - (e) in one or more transaction, fifty percent (50%) or more of the stock, ownership, or partnership interests in, or the right to control, the Grantor is sold or transferred without the Holder's consent.

INITIALS: BUYER

DL

DATE

12/28/2020

SELLER

SKB

DATE

12/28/2020

BUYER

DATE

SELLER

DATE