

RETURN ADDRESS:
ZIONS
BANCORPORATION, N.A.
dba THE COMMERCE
BANK OF WASHINGTON
601 UNION STREET,
SUITE 3600
SEATTLE, WA 98101

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 201901070081

Additional on page ____

Grantor(s):

1. S. F. ASSOCIATES LLC

1ST AM

938652-A

Grantee(s)

1. ZIONS BANCORPORATION, N.A. dba THE COMMERCE BANK OF WASHINGTON

Legal Description: PTN. LOTS 10 AND 11, ANACORTES INDUSTRIAL PARK

Additional on page 2

Assessor's Tax Parcel ID#: 4198-000-011-0209 (P77989) & 4198-011-0001 (P77987)

THIS MODIFICATION OF DEED OF TRUST dated November 22, 2021, is made and executed between S. F. ASSOCIATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY whose address is 1151 FAIRVIEW AVE N, SUITE 101, SEATTLE, WA 98109 ("Grantor") and ZIONS BANCORPORATION, N.A. dba THE COMMERCE BANK OF WASHINGTON, whose address is 601 UNION STREET, SUITE 3600, SEATTLE, WA 98101 ("Lender").

**MODIFICATION OF DEED OF TRUST
(Continued)**

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 26, 2018 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED ON JANUARY 7, 2019 UNDER AUDITOR'S FILE NO. 201901070081.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in SKAGIT County, State of Washington:

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

The Real Property or its address is commonly known as 605 30TH STREET, ANACORTES, WA 98221. The Real Property tax identification number is 4198-000-011-0209 (P77989) & 4198-011-0001 (P77987).

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

THE MATURITY DATE OF THE NOTE IS EXTENDED FROM DECEMBER 31, 2023 TO OCTOBER 31, 2031

THE AMOUNT AVAILABLE TO ADVANCE ON THE NOTE IS INCREASED BY \$3,810,000.00 FOR A NEW PRINCIPAL BALANCE OF \$4,500,352.07.

THE WORD "NOTE" SHALL NOW MEAN THE PROMISSORY NOTE DATED NOVEMBER 9, 2021 IN THE PRINCIPAL AMOUNT OF \$4,500,352.07 FROM BORROWER TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT

S F ASSOCIATES SHALL NOW BE KNOWN AS S. F. ASSOCIATES LLC FORMERLY KNOWN AS S F ASSOCIATES. THE DEFINITION OF GRANTOR SHALL NOW MEAN S. F. ASSOCIATES LLC FORMERLY KNOWN AS S F ASSOCIATES.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

COUNTERPARTS. This Agreement may be executed in any number of counterparts and by different parties on separate counterparts, each of which, when executed and delivered, are an original, and all taken together, constitute one Agreement.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED NOVEMBER 22, 2021.

**MODIFICATION OF DEED OF TRUST
(Continued)**

GRANTOR:

S. F. ASSOCIATES LLC

SKOOKUMCHUK LLC, Member of S. F. ASSOCIATES LLC

CANYONTREE, LLC, Manager of SKOOKUMCHUK LLC

by: 

SCOTT LUTTINEN, Chief Executive Officer of CANYONTREE, LLC

LENDER:

ZIONS BANK CORPORATION, N.A. DBA THE COMMERCE BANK OF WASHINGTON


Authorized Officer

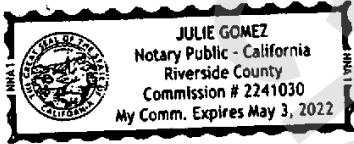
MODIFICATION OF DEED OF TRUST
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF California
COUNTY OF Riverside

)
) SS
)

This record was acknowledged before me on December 6, 2021 by SCOTT LUTTINEN, Chief Executive Officer of CANYONTREE, LLC, Manager of SKOOKUMCHUK LLC, Member of S. F. ASSOCIATES LLC.



Julie Gomez
(Signature of notary public)
Notary Public
(Title of office)
My commission expires: May 3, 2022
(date)

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

This record was acknowledged before me on December 9, 2021 by Wade
Black as Authorized Signer of ZIONS BANCORPORATION, N.A. dba THE
COMMERCE BANK OF WASHINGTON.

[Signature]
(Signature of notary public)

Notary Public
(Title of office)

My commission expires: 2/9/2023
(date)

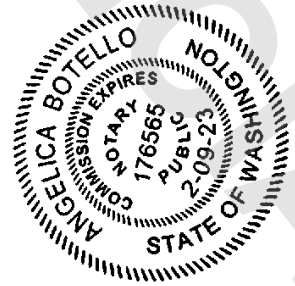


EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

LOT 10, EXCEPT THE NORTH 180 FEET THEREOF, AND LOT 11, EXCEPT THE NORTH 180 FEET THEREOF, ALL IN "ANACORTES INDUSTRIAL PARK ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THE NORTH 150 FEET OF LOTS 10 AND 11, "ANACORTES INDUSTRIAL PARK ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 130 FEET OF LOT 11, OF SAID PLAT.