

**AFTER RECORDING MAIL TO:**

Chambliss, Bahner & Stophel, P.C.  
Liberty Tower  
Attn: Rachel E. Edwards  
605 Chestnut Street, Suite 1700  
Chattanooga, TN 37450

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**Document Title(s):**

1. UCC FINANCING STATEMENT

**Reference Number(s) of Documents Assigned or released:**

**Grantor(s):**

SEAWEED VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

[ ] Additional information on page of document

**Grantee(s):**

SECURITY BANK AND TRUST COMPANY

[ ] Additional information on page of document

**Abbreviated Legal Description:**

Por. Of the SW 1/4 of the NE 1/4 of Sec. 18, Twp. 34 N. R. 4 E., WM

**Tax Parcel Number(s):**

P131203/340418-1-010-0102

[ x ] Complete legal description is on page **B-1** of document

**FIRST AMERICAN** NCS-1104851-OR1

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

<b>A. NAME &amp; PHONE OF CONTACT AT FILER (optional)</b> <b>Rachel E. Edwards 423-756-3000</b>
<b>B. E-MAIL CONTACT AT FILER (optional)</b>
<b>C. SEND ACKNOWLEDGMENT TO: (Name and Address)</b> <b>Chambliss, Bahner &amp; Stophel, P.C.</b> <b>Liberty Tower</b> <b>605 Chestnut Street, Suite 1700</b> <b>Chattanooga, TN 37450</b>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. **DEBTOR'S NAME:** Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

<b>1a. ORGANIZATION'S NAME</b> <b>Seaweed Ventures, LLC</b>				
<b>OR</b>				
<b>1b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>		<b>SUFFIX</b>
<b>1c. MAILING ADDRESS</b> <b>1260 Rhoda Drive</b>		<b>CITY</b> <b>La Jolla</b>	<b>STATE</b> <b>CA</b>	<b>POSTAL CODE</b> <b>92037</b>
			<b>COUNTRY</b> <b>USA</b>	

2. **DEBTOR'S NAME:** Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

<b>2a. ORGANIZATION'S NAME</b>				
<b>OR</b>				
<b>2b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>		<b>SUFFIX</b>
<b>2c. MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>POSTAL CODE</b>
				<b>COUNTRY</b>

3. **SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY):** Provide only one Secured Party name (3a or 3b)

<b>3a. ORGANIZATION'S NAME</b> <b>Security Bank and Trust Company</b>				
<b>OR</b>				
<b>3b. INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>		<b>SUFFIX</b>
<b>3c. MAILING ADDRESS</b> <b>210 W. Washington Street, P. O. Box 1209</b>		<b>CITY</b> <b>Paris</b>	<b>STATE</b> <b>TN</b>	<b>POSTAL CODE</b> <b>38242</b>
			<b>COUNTRY</b> <b>USA</b>	

4. **COLLATERAL:** This financing statement covers the following collateral:

All of the types and items of property described in Exhibit A which is attached hereto and incorporated herein by reference. Some of the types and items of property described on Exhibit A are or are to become fixtures on the real estate described in Exhibit B attached hereto and incorporated by reference herein and this financing statement is to be filed (for record) in the real estate records.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignor/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: <b>WA - Skagit County</b>	

**UCC FINANCING STATEMENT ADDENDUM****FOLLOW INSTRUCTIONS**

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME  
Seaweed Ventures, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c:

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut☐ covers as-extracted collateral☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See Exhibit B attached hereto and incorporated herein by reference.

17. MISCELLANEOUS:

**EXHIBIT A  
TO UCC-1****DEBTOR: SEAWEED VENTURES, LLC****SECURED PARTY: SECURITY BANK AND TRUST COMPANY****Collateral**

The Collateral consists of all of the following types and items of property of Debtor whether now owned or hereafter acquired and wherever located:

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING:**

The real estate situated in Skagit County, Washington, more specifically described on Exhibit B attached hereto and incorporated herein by reference (the "Real Estate");

TOGETHER WITH all right, title and interest of Debtor in and to all leases of and all options to purchase or lease the Real Estate or any portion thereof or interest therein now or hereafter in effect, and all renewals and extensions thereof and any greater estate in the Real Estate now owned or hereafter acquired by Debtor;

TOGETHER WITH all interest, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Real Estate;

TOGETHER WITH all easements, rights-of-way and rights now or hereafter used in connection therewith or as a means of access thereto, and all tenements, hereditaments, and appurtenances thereof and thereto whether now or hereafter existing;

TOGETHER WITH all right, title and interest of Debtor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining the Real Estate, and any and all sidewalks, alleys, strips and gores of land adjacent to and used in connection with the Real Estate;

TOGETHER WITH all right, title and interest of Debtor now owned or hereafter acquired in and to any and all buildings, improvements and fixtures now or hereafter erected thereon, including, but not limited to, the fixtures and attachments attached to said buildings and improvements, and all materials, equipment, furnishings or other property whatsoever now or hereafter installed or used in and about the building or buildings on said Real Estate or otherwise in connection with the Real Estate or other Property (as hereinafter defined), including but not limited to, all heating, plumbing, lighting, water heating, cooking, refrigerating, incinerating, ventilating and air conditioning equipment, storm doors and windows, shades, rugs, carpeting, awnings, blinds, drapes, and linoleums, and property of like nature, all of which property and things are hereby declared to be permanent accessions to the freehold and part of the realty conveyed herein (collectively the "Improvements");

UNDOCUMENTED

TOGETHER WITH all of Debtor's interest and rights as lessor in and to all leases and subleases (oral or written) now or hereafter affecting the Real Estate or Improvements or any part thereof ("Leases") including, without limitation, that certain Freestanding Lease dated March 18, 2019 between WF Mount Vernon, LLC, an Idaho limited liability company, as Landlord and 7-Eleven, Inc., a Texas corporation, as "Tenant" and as assigned to and assumed by Debtor as Landlord pursuant to an Assignment of Lease dated December 30, 2020 (the "Property Lease") and all rents, issues, security deposits, guaranties, proceeds, profits and revenues accruing and to accrue from the Real Estate or Improvements, whether payable pursuant to a present or future Lease or otherwise growing out of any occupancy or use of the Real Estate or Improvements (the "Rents");

TOGETHER WITH all right, title and interest of Debtor now owned or hereafter acquired in and to all minerals (if any are owned by Debtor), flowers, shrubs, crops, trees, timber and other emblements now or hereafter on the Real Estate or any portion thereof;

TOGETHER WITH all of Debtor's documents, instruments, contract rights, accounts, letters of credit and guaranties (including all letters of credit and guaranties securing any lessee's obligations under any Lease), general intangibles, and other intangible property now or hereafter existing relating to the Real Estate, Improvements, or other Property including the construction of the Improvements and including specifically, but not limited to, any and all construction contracts, development contracts, architectural contracts, engineering contracts, plans, specifications, drawings, surveys, bonds, licenses, permits and other governmental approvals;

TOGETHER WITH all the estates, interests, rights, titles, other claims or demands, including claims or demands with respect to the proceeds of, and refunds of premiums on, insurance in effect with respect thereto, which Debtor now has or may hereafter acquire in or with respect to the Real Estate, Improvements, or other Property and any and all awards now or hereafter made for the taking by condemnation or eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate, Improvements, or other Property, including any awards resulting from a change of grade of streets and awards for severance damages; and

TOGETHER WITH all proceeds and products of any of the foregoing.

The Real Estate, the Improvements, the Leases, the Rents, and the entire estate, properties and interests hereby conveyed are herein referred to as the "Property."

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In addition to the Collateral described above, this also evidences that Debtor has absolutely assigned to Secured Party the following:

All of Debtor's right, title and interest in and to all leases in which it is landlord, by assignment or otherwise, now on the Real Estate, or any portion thereof, or which may hereafter be placed thereon, together with all letters of credit, guaranties and other security now or hereafter relating thereto, including without limitation the Property Lease, and all of the rents, issues, income and profits and revenues of any and every nature now due or which hereafter become due and derived from the Real Estate.

**EXHIBIT B  
TO UCC-1****DEBTOR: SEAWEEED VENTURES, LLC****SECURED PARTY: SECURITY BANK AND TRUST COMPANY****Legal Description**

In the County of Skagit, State of Washington, and is described as follows:

Tract "A" of City of Mount Vernon Boundary Line Adjustment Survey labelled BLA-ENGR 19-0184 and recorded September 27, 2019 as Auditor's File No. 201909270129 being a portion of Lot 2 of City of Mount Vernon Short Plat No. LU 09-045 approved August 9, 2012 and recorded August 14, 2012 as Auditor's File No. 201208140051; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 40-foot wide strip of Lot 3 of said Short Plat adjoining the South line of Lot 2 as delineated on the face of said Short Plat and BLA Survey; all of the above being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W, M.