

Filed for record at request of and
after recording return to:
Sikh Gurdwara Skagit Valley
17571 Shalyce Place,
Mount Vernon, WA 98274

DEED OF TRUST**Chicago Title Company
620050915**

Grantor(s): Sikh Gurdwara Skagit Valley
Grantee(s): Sudesh Mason
Trustee: Chicago Title and Escrow
Assessor's Property Tax Parcel No.: P24394

THIS DEED OF TRUST is made March 15, 2022 between Grantor Sikh Gurdwara Skagit Valley, a *Washington non-profit company* as grantor, whose mailing address is 2502 N Laventure Rd, Mount Vernon, WA 98273. Chicago Title and Escrow company, as Trustee, whose mailing address is 425 Commercial St, Mount Vernon, WA 98273, and SUDESH MASON as beneficiary, whose mailing address is 12707 Wedge Wood Drive, Burlington, WA 98233.

WITNESSETH: Grantor, in consideration of the acceptance by trustee of the trust hereunder, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to secure the payment of the indebtedness evidenced by the promissory note of even date, with interest thereon, and any other sums payable thereunder and hereunder, and to secure the performance of the obligations contained herein, grant bargains, sells, and conveys to Trustee and its successors and assigns forever, in trust with power of sale, right of entry, and possession and for the benefit of the beneficiary, all of Grantor's estate, right, title, interest, claim and demand in the following described real property in Skagit County Washington.

Assessor's Property Tax Parcel/Account Number(s):
790) OTHECULTURAL/ENTERTAIN/RECREATIONAL & CHURCHES/P24394
(0.7400 ac) W 200FT OF S 160FT OF SW1/4 SW1/4, SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M., N & E OF THE COUNTY ROADS. SURVEY AF#201510290071

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing a Promissory Note of even date in the amount of Three Hundred Seventy Five Thousand dollars (\$375,000), in accordance with the terms of said Note, 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 of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

Deed of Trust

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by the Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantors. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantors in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, and legal costs in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and reasonable attorney's fees and legal costs actually incurred, whether for the Trustee's Attorney or the beneficiary's attorney or both as provided by statute.

6. Should Grantors fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

Deed of Trust

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantors and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantors in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantors had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of the Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantors, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

THIS NOTE is executed this 14TH day of MAR, 2022.

Tehal Singh
TEHAL SINGH

Shamsher Karwal
SHAMSHER KARWAL

Shingara Singh
SHINGARA SINGH

Subedar Singh Deol
SUBEDAR SINGH DEOL

Avtar Singh Hanjrah
AVTAR SINGH HANJRAH

Manpreet Singh Narwal
MANPREET SINGH NARWAL

Amarjit Singh
AMARJIT SINGH

Chander Hans
CHANDER HANS

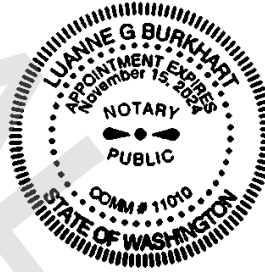
Hakam Singh
HAKAM SINGH

Jaskaran Singh Toor
JASKARAN SINGH TOOR

Harbinder Singh Bal
HARBINDER SINGH BAL

Jagdeep Singh Sandhu
JAGDEEP SINGH SANDHU

Riminder Singh
RIMINDER SINGH



STATE OF WASHINGTON)
) :ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Tehal Singh, Avtar Singh Hanjrah, Manpreet Singh Narwal, Subedar Singh Deol, Shamsher Karwal, Shingara Singh, Amarjit Singh, Chander Hans, Hakam Singh, Harbinder Singh Bal, Jagdeep Singh Sandhu and Riminder Singh, Jaskaran Singh Toor are the person who appeared before me, and they acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Managing Members of Sikh Gurdwara Skagit Valley, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Luanne G Burkhart
NOTARY PUBLIC in and for the State of
Washington, residing at SKAGIT COUNTY
My commission expires: 11-15-24.

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 620050915

For APN/Parcel ID(s): P24394 / 340409-3-025-0002

The West 200 feet of the South 160 feet of that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M., lying North of the County Road running along the South line of said subdivision and lying East of the County Road running along the West line of said subdivision.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.