

After Recording Mail to:
Tryg Fortun and Barbara Fortun
16019 Inglewood Rd. NE
Kenmore, WA 98028

DOCUMENT TITLE(S)

DEED OF TRUST

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTOR(S):

SOMERSET APARTMENTS LLC

GRANTEE(S):

TRYG FORTUN AND BARBARA FORTUN
DAVIDSON, KILPATRIC & KRISLOCK PLLC

ABBREVIATED LEGAL DESCRIPTION:

Ptn NE SE 17-34-04- and Ptn Corredig Add

TAX PARCEL NUMBER(S):

P25600/ 340417-0-061-0003, P25601/ 340417-0-061-0102, P52631/3716-004-000-0209 and
P25664/ 340417-0-070-0002

When recorded return to:

Tryg Fortun
16019 Inglewood R. NE
Kenmore, WA 98028

Short Form
DEED OF TRUST

Abbreviated Legal:

Ptn NE SE 17-34-04 and Ptn Corredig Add

Parcel Nos:

P25600/ 340417-0-061-0003, P25601/ 340417-0-061-0102, P52631/3716-004-000-0209 and
P25664/ 340417-0-070-0002

THIS DEED OF TRUST, made this 31 day of May, 2022 between SOMERSET APARTMENTS, LLC, A Washington Limited Liability Company, as GRANTOR, whose address is 27821 36th Ave. N.W., Stanwood, WA 98273, and DAVIDSON, KILPATRIC & KRISLOCK, PLLC as TRUSTEE, whose address is 520 Kirkland Way, Suite 400, P.O. Box 817, Kirkland, WA 98083 and TRYG FORTUN and BARBARA FORTUN, as BENEFICIARY, whose address is 16019 Inglewood Rd. NE, Kenmore, WA 98028.

Grantors hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the real property in Skagit County, Washington commonly known as 1516 North 19th Street, Mount Vernon WA 98273 and as described in Exhibit A attached hereto and incorporated by reference.

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 Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, 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 \$4,300,000.00 with interest thereon according to the terms of a promissory note of even date herewith plus amounts thereby added by the terms of the promissory note and loan agreement, payable to Beneficiary or order and made by Grantor(s) and the terms of the Loan Agreement of even date and; all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their 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(s) 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 the name of each county, to-wit:

COUN TY	BOOK OR VOL.	PAGE NO.	AUDITO R'S	COUN TY	BOOK OR VOL.	PAGE NO.	AUDITO R'S
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 Mortgag es	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682- 1685	681844	Okanog an	121 of Mortgag es	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
Columb ia	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	Skamani a	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohom ish	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	Thursto n	454 of Official Rec.	731-734	785350

Island	181 of Official Rec.	710-713	211628	Waukiam	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(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture 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 hereinbefore set forth.

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

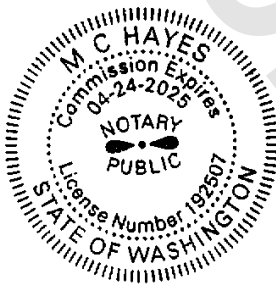
SOMERSET APARTMENTS, LLC, a Washington Limited Liability Company

By 
Loren Ness, Its Managing Member

STATE OF WASHINGTON }
COUNTY OF Skagit ss. } ss.

I certify that I know or have satisfactory evidence that LOREN NESS is the person who appeared before me, and said person acknowledged that he is authorized to execute the instrument and acknowledge it as the Managing Member of SOMERSET APARTMENTS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 31st, 2022



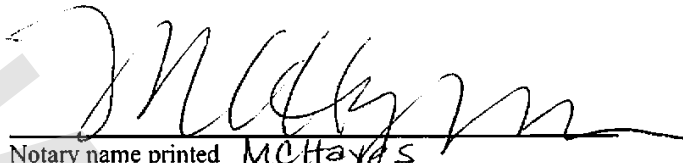

Notary name printed MCHayes
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 4-24-2025

Exhibit A**PARCEL A:**

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point on the South line of the county road 767.80 feet West and 30.00 feet South of the Northeast corner of said subdivision, said point being the Northwest corner of a tract conveyed to James V. Whited, et ux by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;
thence West a distance of 138.90 feet;
thence South to the Northeast corner of Tract A, CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;
thence South 89°38'45" East along the North line of said Tract A extended East, to a point 102.00 feet East of the Northwest corner of said Tract A;
thence continue in an Easterly direction in a straight line a distance of 99.00 feet, more or less, to the Southwest corner of the aforementioned Whited tract;
thence North along the West line of said Whited tract to the point of beginning;
EXCEPT the North 10.00 feet thereof conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 843205, records of Skagit County, Washington;
AND ALSO EXCEPTING that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington, and of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at the Northeast corner of Tract A of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;
thence South 89°38'45" East along the North line of said Tract A extended East to a point 102.00 feet East of the Northwest corner of said Tract A, said point being the true point of beginning;
thence South 00°12'39" East, a distance of 150.00 feet;
thence North 89°38'45" West, a distance of 102.00 feet to a point on the East line of 19th Street;
thence South along the East line of said 19th Street to a point 210.00 feet South of the Northwest corner of said Tract A;
thence East along a line that is parallel with and 210.00 feet South of the North line of Tract A and the projection thereof, a distance of 102.00 feet;
thence South 00°12'30" East, a distance of 107.75 feet, more or less, to the North line of Tract B of said CORREDIG ADDITION;
thence East a distance of 199.00 feet, more or less, to the Southeast corner of a tract conveyed to Joseph P. Souza, et ux, by deed dated May 7, 1962, recorded May 7, 1962, in Volume 323 of Deeds, page 184, under Auditor's File No. 621248, records of Skagit County, Washington;
thence North parallel with the East line of said Souza tract a distance of 317.00 feet, more or less, to the Southeast corner of a tract conveyed to James V. Whited, et ux, by deed dated May 2, 1962,

recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;
thence Westerly along the South line of said Whited tract a distance of 100.00 feet, more or less, to the Southwest corner of said tract;
thence Westerly in a straight line a distance of 99.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

PARCEL C:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point 906.70 feet West of the Northeast corner of said Northeast Quarter of the Southeast Quarter;
Thence West 95.00 feet;
Thence South 229.25 feet;
Thence East 95.00 feet;
Thence North 229.25 feet to the point of beginning;
EXCEPT State Highway along the North line thereof;
AND EXCEPT the North 10.00 feet and the West 32.69 feet of the above described premises as conveyed to the City of Mount Vernon by instrument recorded December 7, 1979, under Auditor's File No. 7912070008, records of Skagit County, Washington;
AND ALSO EXCEPT that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

Situated in Skagit County, Washington.