

After recording, return to:

Perkins Coie LLP  
1201 Third Avenue, Suite 4900  
Seattle, WA 98101  
Attn: Stephanie Seigle

DOCUMENT

TITLE: UCC FNANCING STATEMENT

GRANTOR/DEBTOR: 222 FERRY STREET, LLC

GRANTEE/BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION

ABBREVIATED Ptn. Blks. 3 & 4, Woolley, The Hub of Skagit; also Sec. 24,  
LEGAL DESCRIPTION: Twn. 35 N., Rng. 4 E; Ptn. NE SE; Skagit Co, WA

Additional or complete legal description is on Exhibit B of document.

ASSESSOR'S PROPERTY TAX 350424-0-143-0104; 4177-004-007-0103; 4177-  
PARCEL ACCOUNT NUMBER(S): 004-900-0101; 4177-003-007-0105

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Stephanie Seigle</b> 206.359.3833	
B. E-MAIL CONTACT AT FILER (optional) <b>SSeigle@perkinscoie.com</b>	
C. SEND ACKNOWLEDGEMENT TO: (Name and Address)  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <b>Perkins Coie LLP</b>  <b>1201 Third Avenue, Suite 4900</b>  <b>Seattle, WA 98101</b>  <b>Attn: Stephanie Seigle</b> </div>	

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)

1a. ORGANIZATION'S NAME <b>222 FERRY STREET, LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>719 Metcalf Street</b>		CITY <b>Sedro-Woolley</b>	STATE <b>WA</b>	POSTAL CODE <b>98284-1420</b>
			COUNTRY <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)

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

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

3a. ORGANIZATION'S NAME <b>WELLS FARGO BANK, NATIONAL ASSOCIATION</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>MAC C7300-033, 1700 Lincoln St., 3rd Fl., Attn: Loan Doc.</b>		CITY <b>Denver</b>	STATE <b>CO</b>	POSTAL CODE <b>80203</b>
				COUNTRY <b>USA</b>

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

**See Exhibits A and B attached hereto and incorporated herein by this reference.**

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	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"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: <b>02941.0468.0002/157519107 (Record in Skagit County, WA)</b>	

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

**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 <input type="checkbox"/>	
9a. ORGANIZATION'S NAME <b>222 FERRY STREET, LLC</b>	
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)

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

14. This FINANCING STATEMENT:

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

16. Description of real estate:

**See Exhibit B attached hereto.**

17. MISCELLANEOUS:

**02941.0468.0002/157519107 (Record in Skagit County, WA)**

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

**EXHIBIT A**  
**to UCC-1 Financing Statement**

**COLLATERAL**

This Exhibit A is attached to and made a part of that certain UCC Financing Statement naming 222 FERRY STREET, LLC, a Washington limited liability company, as Debtor, and WELLS FARGO BANK, NATIONAL ASSOCIATION, as Secured Party.

The following is hereby incorporated into said UCC Financing Statement as the description of the collateral subject thereto:

All goods, tools, machinery, furnishings, furniture and other equipment and fixtures of Debtor, and all improvements, replacements, accessions and additions thereto and embedded software included therein, now or at any time hereafter located at or installed on the land or in the improvements at the real property described below, and all such goods after they have been removed from said real property. The above goods are or are to become fixtures on the real property described below.

All proceeds of any of the foregoing, including without limitation, all rights to payment with respect to any insurance, including returned premiums, or any claim or cause of action relating to any of the foregoing.

**EXHIBIT B  
to UCC-1 Financing Statement**

**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACTS OF LAND (DESIGNATED AS PARCELS "A", "B", "C" AND "D") LYING EASTERLY OF A LINE WHICH IS PARALLEL TO AND 165 FEET WEST OF, AND MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF MURDOCK STREET AS ESTABLISHED IN THE CITY OF SEDRO WOOLLEY:

**PARCEL "A":**

LOTS 1 TO 7, INCLUSIVE, BLOCK 4, OF "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY;  
TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 4, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "B":**

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 4, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92; THENCE NORTH ALONG THE WEST LINE OF MURDOCK STREET 30 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF BLOCK 4 OF SAID PLAT OF "WOOLLEY" TO THE FORMER FAIRHAVEN AND SOUTHERN (LATER GREAT NORTHERN) RAILWAY RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID ABANDONED RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID BLOCK 4; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "C":**

THAT PORTION OF A STRIP OF LAND 100 FEET WIDE IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING 50 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE FAIRHAVEN AND SOUTHERN RAILROAD COMPANY SPUR (LATER GREAT NORTHERN RAILWAY COMPANY) AS ORIGINALLY LOCATED AND ESTABLISHED AND CONVEYED TO SAID COMPANY BY DEED RECORDED SEPTEMBER 25, 1893, UNDER

AUDITOR'S FILE NO. 17519 IN VOLUME 26 OF DEEDS, PAGE 574, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 4, PLAT OF "WOOLLEY", SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF MURDOCK STREET AND THE NORTHEASTERLY LINE OF SAID FORMER FAIRHAVEN AND SOUTHERN RAILROAD COMPANY RIGHT-OF-WAY;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID FAIRHAVEN AND SOUTHERN RAILROAD COMPANY RIGHT-OF-WAY TO THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE SEATTLE AND MONTANA RAILROAD COMPANY, A CORPORATION, BY THAT DEED DATED JULY 24, 1906, AND RECORDED AUGUST 16, 1906, IN VOLUME 62 OF DEEDS, PAGE 286;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE, AND THE SOUTHERLY LINE EXTENDED, OF SAID TRACT TO THE WESTERLY LINE OF BLOCK 3, OF SAID PLAT OF "WOOLLEY", EXTENDED NORTH;  
THENCE SOUTH ALONG THE EXTENDED WESTERLY LINE OF SAID BLOCK 3 OF THE SOUTHWESTERLY LINE OF SAID FAIRHAVEN AND SOUTHERN RAILROAD COMPANY RIGHT-OF-WAY;  
THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF FERRY STREET;  
THENCE EAST ALONG THE NORTH LINE OF FERRY STREET TO THE WEST LINE OF MURDOCK STREET;  
THENCE NORTH TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "D":**

LOT 7, BLOCK 3, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED STREET ADJACENT THERETO, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.