

When recorded return to:

Patrick Road LLC
8817 East Foothills Drive
Scottsdale, AZ 85255

Short Form
DEED OF TRUST

Reference No.: 22-16318-KH

THIS DEED OF TRUST, made this 20th day of November 2022 between

Mina Properties VI, LLC, a Washington Limited Liability Company,
as GRANTOR(S),
whose address is 1418 Market Street, Kirkland, WA 98033

and

Guardian Northwest Title and Escrow
as TRUSTEE,
whose address is PO Box 1667; Mount Vernon WA 98273

and

Patrick Road LLC
as BENEFICIARY,
whose address is 8817 East Foothills Drive, Scottsdale, AZ 85255

P90024 & P134086 / Section 24, Township 35 North, Range 4 East, Ptn. NE NW

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

That part of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., lying West of the Northern Pacific Railway right-of-way and South of the Puget Sound and Baker River Railway right-of-way;

TOGETHER WITH that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of that certain tract conveyed by Patrick A. Rimmer Family Limited Partnership to the City of Sedro-Woolley by deed filed under Skagit County Auditors File No. 200912220005; thence N 2°42'09"W, a distance of 57.45 feet; thence S 88°22'21"W, a distance of 70.53

feet; thence S 2°25'31"E, a distance of 194.38 feet to a point on the north line of Michael Street at a curve concave to the northwest which radius point lies N 17°47'52"W, a distance of 15.50 feet; thence northeasterly along said curve through a central angle of 74°54'04", and an arc distance of 20.26 feet to a point on the west line of Patrick Street; thence N 2°42'11"W along the west line of Patrick Street, a distance of 120.62 feet to the northwest corner of said City of Sedro-Woolley parcel; thence N 87°17'51"E, a distance of 60.00 feet to the point of beginning. EXCEPT ditch rights-of-way;

ALSO EXCEPT road rights-of-way including those known as the Sapp Road and the East Jones Road along the Easterly and North lines thereof.

AND EXCEPT that portion conveyed to the City of Sedro Woolley by deed recorded November 25, 2008 under Auditor's File No. 200811250087.

AND EXCEPT the that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of Lot 4, Block 1, Moore's Addition to Woolley, as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; running thence east along the north lines of Block 1 and 2, a distance of 355 feet to the point of beginning of this description; thence north and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 245 feet; thence west and parallel with the north line of Moore's Addition, a distance of 284.47 feet; thence south and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 341.73 feet to a curve concave to the east which radius point lies N 78°57'09"E, a distance of 74.50 feet; thence southeasterly along said curve through a central angle of 31°41'04", and an arc distance of 41.20 feet to a point on the north line of State Route 20; thence N 87°55'35"E along said north line, a distance of 255.51 feet; thence N 2°26'37"W, a distance of 136.81 feet; thence N 88°22'21"E, a distance of 5.35 feet to the point of beginning.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 24, Township 35 North, Range 4 East, Ptn. NE NW

Tax Parcel Number(s): P90024/350424-2-003-0208 & P134086/350424-2-003-1300

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(s) incorporated by reference or contained herein and payment of the sum of **NINE HUNDRED THOUSAND AND 00/100 DOLLARS (\$900,000.00)** with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); 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:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'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 Mortgages	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	Okanogan	121 of Mortgages	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
Columbia	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	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	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	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
King	5690 of Migs.	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(s) 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(s) and seal(s) of the Grantor(s) on the day and year first above written.

Mina Properties VI, LLC, a Washington Limited Liability Company

By: [Signature]
Hadi Mirzai, Authorized Agent

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Snohomish

Signed and sworn to (or affirmed) before me on this 3rd day of November, 2022 by Hadi Mirzai, Authorized Agent of Mina Properties VI, LLC.

[Signature]
Signature

Notary Public
Title

My appointment expires: 12-15-25

