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12/28/2022 01:17 PM Pages: 1 of 7 Fees: \$210.50
Skagit County Auditor

After Recording Return To:

Skagit County Public Health
Attention: Shelley J. Kjos
700 South Second Street, #301
Mount Vernon, WA 98273

DEED OF TRUST

GRANTOR: HOME TRUST SKAGIT,
a Washington nonprofit corporation

TRUSTEE: LAND TITLE & ESCROW

BENEFICIARY: SKAGIT COUNTY,
a political subdivision of the State of Washington

Legal Description:

Abbreviated Form: Units C-2, G, H, & I-3, Southfield P.U.R.D, Ptn. NW ¼, SW ¼, Sec. 36,
Twn 34 N, R 2 E W.M.

Additional on: Exhibit A

Assessor's Tax Parcel No: 8082-000-003-0200 / P128671
8082-000-003-0300 / P128672
8082-000-007-0000 / P128680
8082-000-008-0000 / P128681
8082-000-009-0200 / P128684

THIS DEED OF TRUST, 10 day of November, 2022, between HOME TRUST SKAGIT, a Washington nonprofit corporation, as Grantor, 612 S. First Street, Mount Vernon, WA 98273; LAND TITLE & ESCROW, as Trustee, whose address is 1301 Riverside Drive, Mount Vernon, WA 98273; and SKAGIT COUNTY, a political subdivision of the State of Washington organized under the laws of the State of Washington, as Beneficiary,

whose address is 1800 Continental Place, Suite 100, Mount Vernon, WA 98273.

THIS DEED OF TRUST IS INTENDED ALSO AS A FIXTURE FILING AND IS TO BE INDEXED NOT ONLY AS A DEED OF TRUST BUT ALSO AS A FIXTURE FILING.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

SEE EXHIBIT "A," which is exhibit is incorporated fully herein.

SUBJECT TO: Easements, covenants, and restrictions of record;

which real property is not used principally for agricultural or farming purposes, together with all existing or subsequently erected or affixed buildings, tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof, improvements and fixtures; all appliances, furniture and furnishings affixed to the real property; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, timber, geothermal and similar matters, and all requisite approvals, licenses, permits, variances, cooperative agreements, tax credits (if applicable), tax abatement benefits (if applicable), recording engineering and entitlement maps, and land-use entitlements, each in connection with the real property above described, located in Skagit County, State of Washington (the "property").

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained and payment of the sum of [Six Hundred Ten Thousand Eight Hundred Fifty Dollars and Fifty Cents (\$610,850.50)], with interest, in accordance with the terms of a Promissory Note of even date herewith payable to Beneficiary or order and made by Grantor, and all renewals, modifications and extensions thereof (collectively, the "Note"), and also such further sums as may be advanced or loaned by Beneficiary to Grantor or any of his successors or assigns, together with interest thereon at such rate as shall be agreed upon. The term "Grantor" as used in this agreement includes the "Borrower" as defined in RCW 61.24, if the Borrower is a person or entity other than the Grantor.

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 repair any building, structure or improvements 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 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, OPEN PERILS/SPECIAL PERILS OR OTHER HAZARDS IN AN AMOUNT NOT LESS THAN THE TOTAL VALUE OF THE PROPERTY, OR THE DEBT SECURED BY THIS DEED OF TRUST, WHICHEVER IS GREATER. **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 their interest may appear, and then to the Grantor.** 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 Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale. Grantor shall provide proof of insurance upon demand by a Beneficiary. **All such insurance shall be issued by carriers acceptable to Beneficiary and shall contain a provision whereby the carrier agrees not to cancel or modify the insurance without twenty (20)-days prior written notice to Beneficiary.**
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorneys' fees in a reasonable amount, in any such action or proceeding and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. If Beneficiary institutes any suit or action to enforce any of the terms of this Deed of Trust, Beneficiary shall be

entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Beneficiary, which, in Beneficiary's opinion, are necessary at any time for protection of their interests or the enforcement of their rights, shall become part of the indebtedness payable on demand and shall bear interest at the same rate as provided in the Note from the date of expenditure until paid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Beneficiary's attorneys' fees whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the costs of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, appraisal fees (including those related to any action for a deficiency judgment), and title insurance fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all of the sums provided by law.

6. Should Grantor 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.

7. Beneficiary may, at Beneficiary's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer of all or any part of the real property, or any interest therein, without the Beneficiary's prior written consent. A "sale" or "transfer" means the conveyance of any property or any right, title or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease option contract, sale, assignment or transfer of any beneficial interest in or to any land trust holding title to the real property; or any other method of conveyance of real property interests other than residential leases. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor; provided, however, that neither the withdrawal, removal, replacement, transfer and/or addition of a managing member or an investor member of Grantor pursuant to the terms of Grantor's First Amended and Restated Operating Agreement shall require the consent of Grant or cause a Default. However, this option shall not be exercised by Beneficiary if such exercise is prohibited by federal law or by Washington law.

8. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a security agreement to the extent any of the property constitutes fixtures or other personal property, and Beneficiary shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Grantor authorizes Beneficiary to file any number of financing statements and take whatever other action is required by Beneficiary to perfect and continue Beneficiary's security interest in the fixtures, rents, and personal property. In addition to recording this Deed of Trust in the real property records, Beneficiary may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Beneficiary for all expenses incurred in performing or continuing this security interest. Upon default, Grantor shall assemble the personal property in a manner and at a place reasonably convenient to Grantor and Beneficiary and make it available to Beneficiary within three (3) days after receipt of written demand from Beneficiary.

Addresses. The mailing addresses of Grantor (debtor) and Beneficiary (secured party), from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code), are as stated on the first page of this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

A. 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 portions as may be necessary to fully satisfy the obligation secured hereby shall be paid to Beneficiary to be applied to said obligation.

B. 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.

C. 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 Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

D. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, subject to any applicable notice and cure periods, 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. Pursuant to statute, if this Deed of Trust encumbers both real and personal property, the Trustee is authorized to sell all or any portion of the Grantor's interest in the real and personal property at the Trustee's sale. 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 attorneys' fees; (2) to the obligation secured by this Deed of Trust; and, (3) the surplus, if any, shall be distributed to the persons entitled thereto.

E. 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 Grantor had or had the power to convey at the time of execution of this Deed of Trust, and such as he/they may have acquired thereafter. Trustee's deeds 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 compliance and conclusive evidence thereof in favor of bonafide purchaser and encumbrancers for value.

F. 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.

G. In the event of the death, incapacity, disability or resignation of 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 Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

H. 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.

I. As additional security, Grantor hereby gives and confers upon Beneficiary the right, power and authority during the continuance of this trust to collect the property income, reserving to Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property, or any part thereof, in their own name, sue for, or otherwise collect such property income, including that past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such property income, and the application thereof, as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

J. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Beneficiary in any capacity, without the written consent of Beneficiary, which consent can be withheld for any reason.

K. Grantor hereby releases and waives all rights and benefits of the Homestead Exemption laws of the State of Washington as to all indebtedness secured by this Deed of Trust.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND

GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Date _____

HOME TRUST SKAGIT, a Washington nonprofit corporation

Jodi Dean
By: Jodi Dean
Its: Executive Director

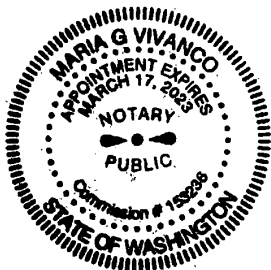
612 S. First Street
P.O. Box 24444
Mount Vernon, WA 98273

Telephone No: 360 428 0014
Tax ID #: 27-1202317

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JODI DEAN is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Executive Director of Home Trust Skagit, a Washington nonprofit corporation, to be the free and voluntary act of such nonprofit corporation for the uses and purposes herein mentioned.

DATED this 10th day of November, 2022.



Maria G. Vivanco
Printed Name: Maria G. Vivanco
NOTARY PUBLIC in and for the State of
Washington, residing at: Mount Vernon
My commission expires: 03/17/2023

Exhibit "A" to Deed of Trust – LEGAL DESCRIPTION OF PROPERTY**PARCEL P128672 (916 A Park Street):**

THAT PORTION OF SOUTHFIELD P.U.R.D, SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.;
THENCE N 59-59-20 W, ALONG THE NORTH LINE OF SOUTHFIELD P.U.R.D. A
DISTANCE OF 265.60 FEET;
THENCE S 30-00-40 W ALONG THE WEST LINE OF SAID SOUTHFIELD P.U.R.D.
A DISTANCE OF 101.70 FEET;
THENCE S 59-59-20 E A DISTANCE OF 20.52 FEET;
THENCE N 65-51-00 E A DISTANCE OF 25.99 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE N 65-51-00 E A DISTANCE OF 25.99 FEET;
THENCE S 24-09-00 E, A DISTANCE OF 43.83 FEET;
THENCE S 65-51-00 W, A DISTANCE OF 25.99 FEET;
THENCE N 24-09-00 W, A DISTANCE OF 43.83 FEET TO THE TRUE POINT OF
BEGINNING.
SAID DESCRIPTION CONTAINS 1,140 +/- SQ.FT.

PARCEL P128671 (916 B Park Street):

THAT PORTION OF SOUTHFIELD P.U.R.D, SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.;
THENCE N 59-59-20 W, ALONG THE NORTH LINE OF SOUTHFIELD P.U.R.D. A
DISTANCE OF 265.60 FEET;
THENCE S 30-00-40 W ALONG THE WEST LINE OF SAID SOUTHFIELD P.U.R.D.
A DISTANCE OF 101.70 FEET;
THENCE S 59-59-20 E A DISTANCE OF 20.52 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE N 65-51-00 E A DISTANCE OF 25.99 FEET;
THENCE S 24-09-00 E, A DISTANCE OF 43.83 FEET;
THENCE S 65-51-00 W, A DISTANCE OF 25.99 FEET;
THENCE N 24-09-00 W, A DISTANCE OF 43.83 FEET TO THE TRUE POINT OF
BEGINNING.
SAID DESCRIPTION CONTAINS 1,140 +/- SQ.FT.

PARCEL P128680 (914 Park Street):

THAT PORTION OF SOUTHFIELD P.U.R.D, SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.;
THENCE N 59-59-20 W ALONG THE NORTH LINE OF SAID SOUTHFIELD
P.U.R.D. A DISTANCE OF 171.94 FEET;

THENCE S 30-00-40 W A DISTANCE OF 55.45 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 59-58-48 E A DISTANCE OF 43.99 FEET;
THENCE S 30-01-12 W, A DISTANCE OF 36.10 FEET;
THENCE N 59-58-48 W, A DISTANCE OF 43.99 FEET;
THENCE N 30-01-12 E, A DISTANCE OF 36.10 FEET TO THE TRUE POINT OF BEGINNING.
SAID DESCRIPTION CONTAINS 1,590 +/- SQ.FT.

PARCEL P128681 (912 Park Street):

THAT PORTION OF SOUTHFIELD P.U.R.D, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.;
THENCE N 59-59-20 W ALONG THE NORTH LINE OF SAID SOUTHFIELD P.U.R.D. A DISTANCE OF 114.79 FEET;
THENCE S 30-00-40 W A DISTANCE OF 55.72 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 59-32-55 E A DISTANCE OF 43.98 FEET;
THENCE S 30-27-05 W, A DISTANCE OF 39.49 FEET;
THENCE N 59-32-55 W, A DISTANCE OF 43.98 FEET;
THENCE N 30-27-05 E, A DISTANCE OF 39.49 FEET TO THE TRUE POINT OF BEGINNING.
SAID DESCRIPTION CONTAINS 1,740 +/- SQ.FT.

PARCEL P128684 (918 Park Street):

THAT PORTION OF SOUTHFIELD P.U.R.D, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.;
THENCE S 29-56-00 W ALONG THE EAST LINE OF SAID SOUTHFIELD A DISTANCE OF 155.40 FEET;
THENCE N 60-04-00 W A DISTANCE OF 31.18 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 87-31-46 W A DISTANCE OF 44.31 FEET;
THENCE N 02-28-14 E, A DISTANCE OF 35.31 FEET;
THENCE S 87-31-46 E, A DISTANCE OF 44.31 FEET;
THENCE S 02-28-14 W, A DISTANCE OF 35.31 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 1,530 +/- SQ.FT.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Subject to and Together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.