

Filed for Record at Request of:

Anderson Hunter Law Firm, P.S.
ATTN: JHC
2707 Colby Ave., Suite 1001
Everett, WA 98201

**ACCOMMODATION RECORDING
CHICAGO TITLE 620053102**

SECOND DEED OF TRUST

THIS SECOND DEED OF TRUST, made this 7th day of February, 2023, by and between Northwest Youth Services, a Washington Nonprofit Corporation, Grantors, whose address is 1020 North State Street, Bellingham, WA 98225, CHICAGO TITLE INSURANCE CO, Trustee, whose address (mailing and street) is 3002 Colby Ave, Suite 200, Everett, WA 98201; and INVESTMENT PROPERTY EXCHANGE SERVICES, INC., a Qualified Intermediary under Exchange No. EX-03-25289-PR, Beneficiary, whose address is 3100 W Ray Road, Suite 141, Chandler, AZ 85226.

WITNESSETH:

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

The property commonly known as 427 N 4th St., Mount Vernon, WA, 98273, legally described as:

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1,395 FEET NORTH AND 30 FEET WEST OF THE 1/4 CORNER BETWEEN SECTIONS 19 AND 20, IN TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.; THENCE WEST 118.32 FEET; THENCE NORTH 60 FEET; THENCE EAST 118.32 FEET; THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING.

Skagit County Assessor's Tax I.D. No.: P26595.

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

This Deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of TWO HUNDRED SEVENTY NINE THOUSAND AND 0/100 DOLLARS (\$279,000) 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, and also such further sums as may be advanced or loaned by

Beneficiary to Grantor, or any of their successors or assigns, together with the interest thereon at such rate as shall be agreed upon.

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, and to pay all amounts owed as due to the First Deed of Trust lender.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards, included within the term of extended coverage, and such other hazards as Beneficiary may require in an amount not less than the total debt secured by the First Deed of Trust and this Second Deed of Trust

4. Grantor covenants that Grantor is lawfully seized of the estate hereby conveyed and has the right to grant and convey the property and that the property is unencumbered except for the first position Deed of Trust owing to Savi Bank (the "First Deed of Trust"). Grantor agrees 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 attorney's 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. 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 attorney's fees actually incurred, as provided by statute.

6. If Grantor fails to perform the covenants and agreements contained in this Deed of Trust or the Note entered contemporaneously herewith, or if any action or proceeding is commenced which materially affects Beneficiary's interest in the property, including, but not limited to, eminent domain, insolvency, code enforcement, arrangements or proceedings involving a bankruptcy, or if Grantor fails to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, then, Beneficiary, at Beneficiary's option, may make such appearances, disburse such sums and take such action as is necessary to protect Beneficiary's interest, including, but not limited to, disbursement of a reasonable attorney's fees and the entry upon the property to make repairs.

Any amounts disbursed by Beneficiary pursuant to this paragraph with interest thereon at twelve percent (12%) per annum, shall become additional indebtedness of Grantor secured by this Deed of Trust, and shall be immediately due and owing. Nothing contained in this Section shall require Beneficiary to incur any expense or take any action hereunder.

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

2. Any forbearance by Beneficiary in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

3. The Trustee shall reconvey all or any part of the property conveyed 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.

4. Upon default by Grantor 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 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 Grantor 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 compliance and 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. Beneficiary shall have all remedies afforded at law or in equity.

7. In the event of the death, incapacity or 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 a 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.

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, successors and assigns. The term Beneficiary shall mean the holder and owner of the Note secured hereby, whether or not named as Beneficiary herein.

9. If all or any part of the property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent, Beneficiary may, at Beneficiary's option declare all sums secured by this Deed of Trust to be immediately due and payable. Beneficiary shall waive such option to accelerate, if prior to the sale or transfer, Beneficiary and the person to whom the property is to be sold or transferred reach an agreement in writing that the credit of such person is satisfactory to Beneficiary and that the interest payable on the sum secured by the Deed of Trust shall be at such rate as Beneficiary shall request.

10. As additional security hereunder, Grantor hereby assigns to Beneficiary the rents of the property, provided that Grantor shall, prior to a default or abandonment of the property have the right to collect and retain such rents as they become due and payable. Upon a default or abandonment of the property, Beneficiary in person, by agent or by a judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the property and to collect the rents of the property, including those past due. All rents collected by Beneficiary or the receiver shall be applied first to payment of the costs of management of the property and collection of rents, including, but not limited to, receiver's fees, premiums of receiver's bonds and reasonable attorney's fees, and then sums secured by this Deed of Trust. Beneficiary and the receiver shall be liable to account for only those rents actually received.

NORTHWEST YOUTH SERVICES

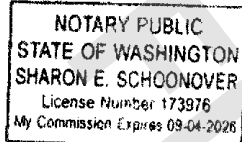
By: 

Jason McGill
Executive Director

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I have evidence that Jason McGill is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that ~~he~~ she was authorized to execute the instrument and acknowledged it as the Executive Director of Northwest Youth Services, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 7, 2023



Sharon E. Schoonover
PRINTED NAME: Sharon E. Schoonover
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 9-4-26

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within deed of Trust. Said Note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said Note above-mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to convey, without warranty, to the parties designated by the term of said Deed of Trust, all the estate now held by you thereunder.

DATED: _____

Mail reconveyance to: