

When recorded return to:

Cougar Holdings LLC
1500 East College Way
Ste A PMB 276
Mount Vernon, WA 98273

GNW 22-16813

Parcel Number: P25795

Abbreviated legal: Ptns. 17-34N-4E, NW NW and
Ptn. Tract 1, Plat of Mount Vernon Acreage

Full legal: Pgs. 1-3

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 13th day of March, 2023 between

Maria Alvarez,
as GRANTOR(S),
whose address is 915 McLean Road, Mount Vernon, WA 98273

and

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

and

Cougar Holdings LLC
as BENEFICIARY,
whose address is 1500 East College Way, Ste A PMB 276, Mount Vernon, WA 98273

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:

PARCEL "A":

That portion of the Northwest Quarter of the Northwest Quarter, Section 17, Township 34 North, Range 4 east W.M., described as follows:

Beginning at a point on the West line of said subdivision which bears North 0°40'15" West a distance of 50 feet from the Southwest corner of said subdivision; thence South 89°38'14" East a distance of 30.00 feet to a point on the East line of Riverside Drive; thence South 0°40'15" East along the Easterly line of Riverside Drive a distance of 1.24 feet, which point is the True Point of Beginning; thence North 0°40'15" West a distance of 6 feet; thence North 89°24'15" East 107 feet; thence North 0°40'15" West 54 feet;

thence North 89°24'15" East 193 feet; thence South 0°40'15" East 60 feet, more or less, to the Northeast corner of that certain tract conveyed to M & P D, Inc., by deed dated August 11, 1959 and recorded under Auditor's File No. 586246; thence North 89°38'40" West along the North line of said M & P D, Inc., tract 153.71 feet to the Southeast corner of that certain tract conveyed to M & P D, Inc., by deed dated June 1, 1961, and recorded under Auditor's File No. 608723; thence North 0°35'45" West a distance of 1.21 feet; thence South 89°24'15" West a distance of 146.27 feet to the True Point of Beginning.

EXCEPT the West 10 feet adjacent to Riverside Drive as conveyed to the City of Mount Vernon by deed recorded August 25, 1985 under Auditor's File No. 8509250001.

Situate in Skagit County, Washington.

PARCEL "B":

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which bears North 0°40'15" West 50 feet from the Southwest corner of said subdivision; thence South 89°38'14" East 104.13 feet to the True Point of Beginning; thence continue South 89°38'14" East 72.16 feet; thence North 0°35'45" West 1.21 feet; thence South 89°24'15" West 72.15 feet to the True Point of Beginning.

Situate in Skagit County, Washington.

PARCEL "C":

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest Quarter of the Northwest Quarter which point bears South 0°40'15" East a distance of 1,324.34 feet from the Northwest corner of said Section 17; thence South 89°38'14" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 30 feet to the True Point of Beginning on the East line of former State Highway No. 1-A; thence North 0°40'15" West along the East line of said Highway 50 feet; thence South 89°38'40" East 300 feet; thence South 0°14'15" East 50 feet to the South line of said Northwest Quarter of the Northwest Quarter; thence North 89°38'14" West along said South line 300 feet to the True Point of Beginning.

EXCEPT that portion of said premises described as follows:

Beginning at a point on the West line of said Northwest Quarter of the Northwest Quarter which bears north 0°40'15" West 50 feet from the Southwest corner of said subdivision; thence South 89°38'14" East 30 feet to a point on the East line of Riverside Drive which is the True Point of Beginning; thence continue South 89°38'14" East 74.13 feet; thence South 89°24'15" West 74.12 feet to a point on the East line of Riverside Drive; thence North 0°40'15" West along the East line of Riverside Drive 1.24 feet to the True Point of Beginning;

ALSO EXCEPT the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985 under Auditor's File No. 8508150012.

PARCEL "D":

That portion of the West 300.00 feet (as measured perpendicular to the West line) of Tract 1, "Plat of

Mount Vernon Acreage, Skagit County, Wash.", as per plat recorded in Volume 3 of Plats, Page 102, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 1; thence South $89^{\circ}38'14''$ East along the North line of said Tract 1, also being the South line of the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., for a distance of 300.05 feet, more or less, to the East line of said West 300.00 feet of Tract 1; thence South $0^{\circ}40'15''$ East along said East line 20.74 feet, more or less, to a point 134.52 feet South (as measured perpendicular to the North line) of the North line of that certain parcel described on Real Estate Contract to Max W. Dale and Pauline Dale, husband and wife, recorded under Skagit County Auditor's File No. 661495; thence South $89^{\circ}24'15''$ West parallel with said North line for a distance of 300 feet, more or less, to the West line of said Tract 1 at a point bearing South $0^{\circ}40'15''$ East from the Point of Beginning; thence north $0^{\circ}40'15''$ West along said West line 25.76 feet to the Point of Beginning.

EXCEPT the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985, under Auditor's File No. 8508150012;

TOGETHER WITH and subject to a right-of-way for road purposes over the West 25 feet of the South 70.5 feet of said Tract 1 and over the West 25 feet of Tract 2 of said Plat;

ALSO TOGETHER WITH and subject to an easement for road purposes over the North 30 feet of the South 70.5 feet of the West 400 feet of said Tract 1.

ALSO TOGETHER WITH and subject to an 89.5 foot wide parking and unobstructed view easement to the restaurant building "Max Dale's" as it now exists, over and across those portions of the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., and of Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, Page 102, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South $89^{\circ}38'14''$ East along said South line for a distance of 30.00 feet to the East margin of State Highway No. 1-A, also known as Riverside Drive, and also being the Northwest corner of said Tract 1, "Plat of Mount Vernon Acreage, Skagit County, Wash.," and also being the True Point of Beginning; thence South $0^{\circ}40'15''$ East along the West line of said Tract 1 for a distance of 89.45 feet to the North line of the South 40.50 feet of said Tract 1; thence North $89^{\circ}19'45''$ East along said North line for a distance of 300.00 feet, more or less, to the East line of the West 300.00 feet (as measured perpendicular to the West line of said Tract 1); thence North $0^{\circ}40'15''$ West along said East line, or East line extended, for a distance of 89.50 feet; thence South $89^{\circ}19'45''$ West for a distance of 300.00 feet, more or less, to said East margin of State Highway No. 1-A, also known as Riverside Drive, at a point bearing North $0^{\circ}40'15''$ West from the True Point of Beginning; thence South $0^{\circ}40'15''$ East along said East line 0.05 feet, more or less, to the True Point of Beginning.

Situate in Skagit County, Washington.

PARCEL "E":

A non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of the West 300.05 feet of Parcel "A" of the properties conveyed to Anthony B. Pickering by deed recorded February 20, 2003 as Auditor's File No. 200302200147, as reserved in Paragraph 4 of Exhibit "B" of said Auditor's File No. 200302200147.

Situate in Skagit County, Washington.

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

PTNS NW1/4 NW1/4 17-34N-4E, W.M. & PTN TRACT 1, PLAT OF MOUNT VERNON ACREAGE

Tax Parcel Number(s): P25781/340417-0-163-0000 & P25795/340417-0-173-0016

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 **FOUR HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$427,500.00)** 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

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mts.	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 Mts.	711-714	495721
King	5690 of Mts.	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.

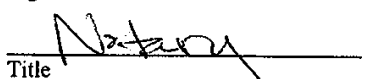
WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.


Maria Alvarez

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of March, 2023 by Maria Alvarez.


Signature


Title

My commission expires: 7-7-27

