

After Recording, Return To:  
GARY L. MINOR  
CHERYL MINOR  
17860 SAHALE DRIVE  
VERNON, WA 98274

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Grantor: BeON Connect Inc.  
Grantee/Beneficiary: Gary L Minor and Cheryl Minor  
Abbreviated Legal Description: Lot(s): 8 – 15, Unit(s): Block: 110, Burlington Amended  
Property Tax Parcel No: P72006 / 4076-110-015-0019

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**DEED OF TRUST****208915**

THIS DEED OF TRUST made this 16 day of May, 2023, between BEON CONNECT INC., a Washington Corporation, GRANTOR, whose address is 11716 SE 229<sup>TH</sup> PLACE, KENT, WA 98031 and LAND TITLE AND ESCROW COMPANY, TRUSTEE, whose address is 111 EAST GEORGE HOPPER ROAD, BURLINGTON, WA 98233, and GARY L MINOR and CHERYL MINOR, a married couple, BENEFICIARY, whose address is 17860 SAHALE DRIVE, MOUNT VERNON, WA 98274.

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

Lots 8 to 15, inclusive, in Block 110 of "Amended Plat of Burlington, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

Except the North 75 feet of said Lots 8 to 11, inclusive; Together With an easement for ingress, egress and utilities as reserved by Real Estate Contract recorded October 2, 1986, as Auditor's File No. 8610200070, over and across an existing driveway located partially on said excepted North, 75 feet, which driveway commences on Garl Street, runs East, and then turns North to exit onto Vernon Street, and as amended by Quit Claim Deed Recorded November 29, 1989 under Auditor's File No. 8911290043.

Situated in Skagit County, Washington,

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter hereunto 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 principal sum of SIX HUNDRED SIXTY-ONE THOUSAND, TWO HUNDRED EIGHTY-EIGHT AND 14/100 DOLLARS (\$661,288.14) in lawful money of the United States of America, 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 interest thereon at such rate as shall be agreed upon.

The full debt, if not paid earlier, is due and payable on November 8, 2051.

In the event the real property secured by this Deed of Trust, any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, or alienated by Grantor, or by the operation of law or

otherwise, the entire indebtedness evidenced by the obligation secured hereby, irrespective of the maturity dates expressed herein, shall immediately become due and payable, at the option of the Beneficiary hereof, and with demand or notice.

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.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. 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 its 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.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or power 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 immediately upon demand the full amount of all payments, advances, charges, costs and expenses, including reasonable attorneys' fees (to include outside counsel fees and all allocated costs of the Trustee or Trustee's counsel), expended or incurred by Trustee in exercising any right, power, privilege or remedy conferred by this Deed of Trust or in the enforcement thereof, whether incurred in connection with any bankruptcy case or proceeding (including without limitation, any adversary proceeding, contested matter, or motion brought by Trustee or any other person) relating to Grantor or in any way affecting the property or Trustee's ability to exercise any of Trustee's rights or remedies with respect thereto, and including without limitation, any action by the Trustee under § 523 or § 727 of the Bankruptcy Code, or under tort law or other non-binding law arising from, or relating to, negotiations, execution or performance of the obligations secured by the Deed of Trust or in the enforcement of the Grantor's obligations hereunder, and as provided by statute. All of the foregoing shall be paid by Grantor with interest from the date of demand until paid in full at a rate per annum equal to the greater of twelve percent (12%) or the Prime Rate in effect from time to time. The "Prime Rate" is the highest base rate on corporate loans at large U.S. money center commercial banks that The Wall Street Journal publishes as the prime rate.
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.

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 as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. 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.

3. 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.

4. In the event of default by Grantor hereunder, 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 the 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 of 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 purchaser and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and 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.

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

9. Neither Party will be liable on account of any loss or damage resulting from any delay or failure to perform all or any part of this Promissory Note if such delay or failure is caused, in whole or in part, by events, occurrences, or causes beyond the control and without negligence of a Party (a "Force Majeure Event"). Such events, occurrences, or causes will include, without limitation, acts of God, pandemics, strikes, lockouts, riots, acts of war, civil unrest, earthquake, fire, floods, storms or other weather events, and explosions. The Party affected by Force Majeure Event shall inform promptly the relevant party in writing of the Force Majeure Event's occurrence, anticipated duration and cessation.

GRANTOR:

BeON Connect Inc.



By: Ion Gurusciuc

Its: CFO



By: Alexandr Vasilenco

Its: COO



By: Eugeniu Sirghi

Its: CEO

BENEFICIARY (Accepted and approved as to form and content):

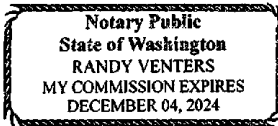
\_\_\_\_\_  
Gary L. Minor

\_\_\_\_\_  
Cheryl Minor

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

I certify that I know or have satisfactory evidence that ION GURUSCIUC, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16 day of May, 2023.

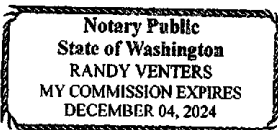


Randy Venters  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: Kenyon  
My Commission Expires: 12-04-2024

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

I certify that I know or have satisfactory evidence that ALEXANDR VASILCENCO, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16 day of May, 2023.



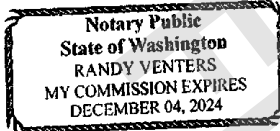
Randy Venters  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: Kenyon  
My Commission Expires: 12-04-2024

This is attached to a Deed of Trust, of 6 pages, dated May 16, 2023,  
Signed by Ion Gurusciuc, Alexander Vasilcenco, and Eugeniu Sirghi.

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

I certify that I know or have satisfactory evidence that EUGENIU SIRGHI, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16 day of May, 2023.



Randy Venters  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: Renton  
My Commission Expires: 12-04-2024

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

I certify that I know or have satisfactory evidence that GARY L. MINOR is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this \_\_\_\_\_ day of May, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

I certify that I know or have satisfactory evidence that CHERYL MINOR is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this \_\_\_\_\_ day of May, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*This is attached to a Deed of Trust, of 6 pages, dated May 16, 2023, signed by  
Ion Gursucinc, Alexander Vasilenko, and Eugeniu Sirghi.*

BENEFICIARY (Accepted and approved as to form and content):

Gary L. Minor  
Gary L. Minor

Cheryl Minor  
Cheryl Minor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that ION GURUSCIUC, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this \_\_\_\_\_ day of May, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that ALEXANDR VASILCENCO, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this \_\_\_\_\_ day of May, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of: Sonoma

On May 17, 2023 before me, Dawn Graves Notary Public personally appeared,Gregory L. Minor

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] Sept 17 2026 (seal)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On May 17, 2023 before me, Dawn Graves Notary Public personally appeared,Cheryl Minor

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] Sept 17 2026 (seal)



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REQUEST FOR FULL RECONVEYANCE

TO: THE TRUSTEE NAMED HEREIN

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 reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

DATED \_\_\_\_\_, 20\_\_.

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DO NOT LOSE OR DESTROY THIS DEED OF TRUST OR THE NOTE WHICH IT  
SECURES; BOTH MUST BE DELIVERED TO THE TRUSTEE FOR CANCELLATION  
BEFORE RECONVEYANCE WILL BE MADE.