

FILED FOR RECORD AT THE REQUEST OF:

SCOT S. SWANSON
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900 DUPONT STREET
BELLINGHAM, WASHINGTON 98225-3105
210744-CT

Document Title: Deed of Trust
Grantor/borrower: Tiger Claw LLC, a Washington limited liability company
Grantee/ beneficiary: Karen Barlean, individually
Trustee: Scot S. Swanson
Legal Description: Section 30, Township 35 North, Range 2 East; Ptn. Gov. Lot 2
Tax Parcel ID Nos.: P33094 / 350230-0-104-0006

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of December, 2023 by and between **Tiger Claw LLC**, a Washington limited liability company ("GRANTOR"), whose address is 1308 33rd Street, Anacortes, Washington 98221, **Scot S. Swanson** ("TRUSTEE"), whose address is 900 Dupont Street, Bellingham, Washington 98225 and **Karen Barlean**, individually ("BENEFICIARY"), whose address is 1026 W 54th Lane, Bellingham, Washington 98226.

WITNESSETH: Grantor, in consideration of the acceptance by Trustee of the trust hereunder, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to secure the payment of the indebtedness evidenced by the Promissory Note of even date, with interest thereon, and any other sums payable thereunder and hereunder, and to secure the performance of the obligations contained herein, grants, bargains, sells and conveys to Trustee and his successors in trust and assigns forever, in trust, with power of sale, all of Grantor's estate, right, title, interest, claim and demand in the property located in Whatcom County, state of Washington, described as follows:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 90 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 20, BLOCK 4, "BEALES MAPLE - GROVE ADDITION TO THE CITY OF ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 90 FEET ON THE WEST LINE OF COMMERCIAL AVENUE; THENCE WEST TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 90 FEET; THENCE EAST TO THE PLACE OF BEGINNING,

EXCEPT ANY PORTION OF RIGHT OF WAY OR STREET KNOWN AS COMMERCIAL AVENUE.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

- A. All buildings, structures and other improvements now or hereafter erected on the real property;
- B. All fixtures and trade fixtures used in association with the improvements on the real property;
- C. All of the Grantor's rights as landlord in and to all existing and future leases and tenancies, whether written or oral, and any issues or profits thereof;
- D. The rights to the proceeds of sale of any of the foregoing.

The property referred to above is not used principally for agricultural purposes;

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained, as well as performance of the terms of the Construction Loan Agreement and Promissory Note of even date executed by Grantor, and payment of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND DOLLARS (\$285,000.00) with interest and other costs, fees or penalties, and payable in accordance with the terms of such Promissory Note, payable to Beneficiary, or order, and all renewals, modifications and extensions thereof, and also for 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 and in accordance with such additional terms as may attach.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

I. 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.

II. 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 subsequent encumbrances impairing the security of the Deed of Trust.

III. 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 no less than the total debt secured by this Deed of Trust, any other deed of trust or encumbrance or the value of the secured property, 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 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 the 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.

IV. To defend any action or proceedings to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including costs 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.

V. 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.

VI. 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 Promissory 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 such obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right to require prompt payment when due of all other sum 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. Upon default by Grantor in 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 the Trustee, may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows:

- a. to the expense of the sale, including reasonable Trustee's fees and attorney's fees;
- b. to the obligation secured by this Deed of Trust;
- c. the surplus, if any, shall be distributed to the persons entitled thereto. With regard to any personal property, fixtures, assignments or choses, such security may be foreclosed as provided herein, or as may otherwise be provided by law.

5. Nothing herein contained shall prohibit Beneficiary from pursuing any other remedy available to him or his successor at law. Specifically, Beneficiary or Trustee shall be entitled to take possession of any property defined as security hereunder, to marshal the assets defined as security hereunder, and to the appointment of a receiver in the manner provided by law, without regard to the sufficiency of the property or any other security for the indebtedness secured hereby, which receiver shall be entitled to collect the rents, profits, proceeds of sale, or other income generated by the property used as security hereunder, and the application of such sums to the indebtedness owed Beneficiary.

6. 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 their execution of this Deed of Trust, and such as they 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.

7. 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.

8. 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 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.

9. 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 Promissory Note secured hereby, whether or not named as Beneficiary herein.

10. Grantor hereby absolutely and irrevocably assigns to Beneficiary all Grantor's interest in the rents and leases from the property. This assignment shall be subject to the terms and conditions of any separate assignment of leases and/or rents, whenever executed, in favor of Beneficiary and covering the property. Unless otherwise provided in any separate assignment of leases and/or rents, and so long as Grantor is not in default under the Construction Loan Agreement, Promissory Note and Deed of Trust, Grantor may collect the rents as they become due. Grantor shall use the rents to pay normal operating expenses for the property and sums due and payments required under the Construction Loan Agreement, Promissory Note and Deed of Trust. Without Beneficiary's express prior written consent, which shall not be withheld unreasonably, no rents shall be collected more than ninety (90) days in advance of the due date. Grantor warrants that it has made no prior assignment of the rents or leases and will make no subsequent assignment without the prior written consent of Beneficiary. Grantor's right to collect the rents shall not constitute Beneficiary's consent to the use of cash collateral in any bankruptcy proceeding.

11. If Grantor is in default under the Construction Loan Agreement, Promissory Note and Deed of Trust, without notice to Grantor, Beneficiary or its agents, or a court appointed receiver, may collect the rents. In doing so, Beneficiary may:

- a. evict lessees for nonpayment of rent;
- b. terminate in any lawful manner any tenancy or occupancy;
- c. lease the property in the name of the then owner on such terms as it may deem best, and;
- d. institute proceedings against any lessee for past due rent.

12. The rents received shall be applied to payment of the costs and expenses of collecting the agent, operating expenses for the property and any sums due or payments required under the Construction Loan Agreement, Promissory Note and Deed of Trust, in such order as Beneficiary may determine. Any excess shall be paid to Grantor, however, Beneficiary may withhold from any excess a reasonable amount to pay sums anticipated to become due which exceed the anticipated future rents. Beneficiary's failure to collect or discontinuing collection at any time shall not in any manner affect the subsequent enforcement by Beneficiary of its rights to collect the rents. The collection of the rents shall not cure or waive any default under the Construction Loan Agreement, Promissory Note and Deed of Trust. Beneficiary or a receiver shall have no obligation to perform any of Grantor's obligations under the leases. In exercising its rights under this section, Beneficiary shall be liable only for the proper application of and accounting for the rents collected by Beneficiary or its agents. Any rents paid to Beneficiary or a receiver shall be credited against the amount due from the lessee under the lease.

13. This Deed of Trust is a "construction mortgage" for the purposes of Sections 9-334 and 2A-309 of the Uniform Commercial Code, as those sections have been adopted by the State of Washington.

14. If some or all of the proceeds of the loan creating the indebtedness are to be used to construct or complete construction of any improvements on the Property, the improvements shall be completed no later than the maturity date of the Note (or such earlier date as Lender may reasonably establish) and Grantor shall pay in full all costs and expenses in connection with the work. Lender will disburse loan proceeds under such terms and conditions as Lender may deem reasonably necessary to insure that the interest created by this Deed of Trust shall have priority over all possible liens, including those of material suppliers and workmen. Lender may require, among other things, that disbursement requests be supported by receipted bills, expense affidavits, waivers of liens, construction progress reports, and such other documentation as Lender may reasonably request.

15. It is contemplated that the property will be subdivided during the term of the loan. In such an event, the Beneficiary shall execute the plat mylar and cooperate as necessary in the platting process, at no cost to Beneficiary. The Grantor may request that Beneficiary reconvey a lot, upon payment by the Grantor of an amount to be determined in Beneficiary's sole discretion. Beneficiary shall reconvey a lot created by the subdivision ("Deed Release") upon payment by the Grantor as determined Beneficiary. Any request of a partial reconveyance of the Deed of Trust for a particular lot, is subject to the following terms and conditions:

- a. Grantor shall give to Beneficiary a written request for a partial reconveyance, specifying the lot to be reconveyed, and stating whether the reconveyance is pursuant to a sale of the property;
- b. Grantor shall make a principal payment on the Promissory Note in the amount as determined by Beneficiary;
- c. Beneficiary shall not be allowed to request reconveyance for any lot secured by the Deed of Trust if the Construction Loan Agreement, Promissory Note or Deed of Trust are in default; and
- d. All costs associated with requests for reconveyance shall be paid by the Grantor, including reasonable attorney's fees, for the purpose of processing the request for reconveyance.

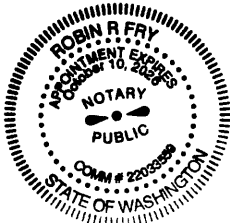
Tiger Claw LLC

By: Randy Click, its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 1st day of December, 2023, before me personally appeared **Randy Click**, to me known to be the authorized agent of **Tiger Claw LLC** described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Robin R. Fry
PRINTED NAME: Robin R. Fry
Notary Public in and for the State of Washington,
residing at Billingsley WA
My commission expires: 10/10/24

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 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 _____

Karen Barlean, Beneficiary

Mail reconveyance to: _____

