

After recording return to

Venturs LLC  
855 S Alder St Suite B  
Burlington, WA 98233

### DEED OF TRUST

Chicago Title  
620057527

This DEED OF TRUST is made the 25th day of Oct 2024 between:

**GRANTOR:** **Sound Acquisitions LLC**, a Washington limited liability company, whose post office address is 6100 219TH ST SW STE 480, Mountlake Terrace, WA, 98043, referred to herein as "Grantor" or as "Borrower"; and

**GRANTEES:** **VENTEURS LLC**, a Florida limited liability company at 855 S. Alder St Suite B, Burlington, WA 98233, referred to herein as "Lender" or as "Beneficiary"; and

**TRUSTEE:** **LEWIS COUNTY TITLE**, 625 S. Market Blvd, Chehalis, WA 98532, referred to herein as "Trustee",

for the purpose of securing payment of TWO HUNDRED EIGHTY THOUSAND dollars and no cents (\$280,000.00) with interest in accordance with the Promissory Note ("Note") of even date herewith, made by Grantor and payable to the Beneficiary or order, and all renewals, modifications, and extensions of the Note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or to any of the Grantor's successors or assigns, and also to secure performance of and compliance with all terms and agreements made by Grantor by this instrument.

For valuable consideration, Grantor hereby conveys to Trustee in trust with power of sale, right of entry and possession and for the benefit of the Lender as Beneficiary, all of the Grantor's right, title, and interest in the following described real property, which is not used principally for agriculture, together with all existing and subsequently added improvements, fixtures, easements, rights of way, and appurtenances; and all water and ditch rights held directly or indirectly; and all other rights, royalties, rents, and profits relating to the property, including mineral, oil, gas, and the like. This conveyance refers to the following:

**LOT 5, "PLAT OF ALDER RIDGE DIV. 1", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Address: 931 Alderwood Lane Sedro Woolley, WA 98284

Tax Parcel No.: P82153/4432-000-005-0005

Tax Parcel Number: 4432-000-005-0005

NOTE: No examination has been made to determine the present record owner of the above rights to determine which may affect the lands or rights so reserved.

No malt, vinous or spirituous, or intoxicating liquors of any kind whatsoever shall ever be manufactured, made, distilled, stored or sold, exchanged, or given away upon any part of the premises hereinafter described.

GRANTOR COVENANTS AND AGREES

1. To keep the property in good condition and repair; to permit no waste to the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property 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 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 have a standard mortgagee clause in favor of the Lender and be in such companies as the Lender may approve, and have loss payable first to the Lender, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied to reduce any indebtedness secured by this Deed of Trust 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 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 by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantors fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property, Beneficiary may pay the same; and the amount so paid, with interest at the rate set forth in the Note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. Grantor shall not cause or permit any nuisance on, stripping of, or waste on any portion of the property. This shall include but not be limited to timber, minerals and oil, soil, and rock products without prior written consent of the Beneficiary.
8. **DUE ON SALE:** *(OPTIONAL - Not applicable unless initialed by Grantor and Beneficiary)* The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due and payable unless prohibited by applicable law.

  
\_\_\_\_\_  
GRANTOR (initial)

\_\_\_\_\_  
BENEFICIARY (initial)

ALL PARTIES AGREE THAT:

9. 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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
10. By accepting payment of any sum secured by this Deed of Trust 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.
11. The Trustee shall reconvey all or any part of the property encumbered 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.
12. Any of the following shall constitute a default event:
- Failure to make any payment on indebtedness when due;
  - Failure to make timely payment(s) which could prevent a foreclosure or other collection action against the property; or to prevent the commencement of any such action;
  - Failure to pay taxes timely and maintain insurance, or to comply with any other terms of this Deed of Trust or the underlying Note.
13. Upon default by Grantor all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property in accordance applicable statutes, 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 fees in connection with any and all collection actions undertaken; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

14. The power of sale conferred by this Deed of Trust is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage or pursue any other legal remedy available.

15. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a Successor Trustee, and upon the recording of such appointment in the 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 an action or proceeding in which Grantors, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

EXECUTED BY GRANTOR on 11/5/2024  
Date

[Signature]  
Sound Acquisitions LLC, Travis Gosnell, Manager

State of ~~Washington~~ Oregon  
County of Deschutes

I certify that I know or have satisfactory evidence that Travis Gosnell is the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledge it to be their free and voluntary act for the uses and purposes contained in this instrument.

DATED: November 05, 2024

BY: [Signature]  
Printed Name: Jodie Janelle Utter

Notary Public in the State of Oregon

Residing at 61534 Baptist Way Bend OR 97702

My commission expires on 07-07-2028

