

When recorded return to:

Trudi Davis
Yarcho Partners LLC
16154 Andal Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058294

Chicago Title
Accommodation 620058294

DEED OF TRUST
(For use in the State of Washington only)

THIS DEED OF TRUST, made this 21st day of May, 2025 between

Anatoly LLC, a Washington limited liability company

as GRANTOR(S),
whose address is 1500 E College Way PMB 533, Mount Vernon, WA 98273

and

Chicago Title Company of Washington

as TRUSTEE,
whose address is 425 Commercial St, Mount Vernon, WA 98273

and

Yarcho Partners LLC, a Washington limited liability company

as BENEFICIARY,
whose address is 16154 Andal Lane, Mount Vernon, WA 98274

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in , :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 4, Short Plat No. PL-03-0809, 200603130157, in SW 23-34-4E, W.M.

Tax Parcel Number(s): P27685 / 340423-3-012-0215

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

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor(s) contained in this Deed of Trust, and payment of the sum of One Hundred Twenty-Two Thousand Seven Hundred Fifty And No/100 Dollars (\$122,750.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of Grantor(s)' successors or assigns, together with interest thereon at such rate as shall be agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on May 30, 2030.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

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.

DEED OF TRUST (continued)

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(s). 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(s) 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 hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor(s) 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.
7. 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 under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

GP VP

Grantor initials



Beneficiary initials

8. NO FURTHER ENCUMBRANCES: (OPTIONAL - *Not applicable unless initialed by Grantor and Beneficiary.*) As an express condition of Beneficiary making the loan secured by this Deed of Trust, Grantor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Trust Estate or any interest therein without the written consent of a Beneficiary even though such encumbrance may be junior to the encumbrance created by this Deed of Trust. Encumbrance of the property contrary to the provisions of this provision shall constitute a default and Beneficiary may, at Beneficiary's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Grantor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.

GP VP

Grantor initials



Beneficiary initials

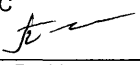
IT IS MUTUALLY AGREED THAT:

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 by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.
2. 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.
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(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

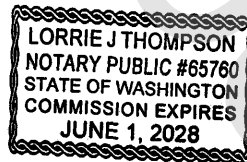
DEED OF TRUST (continued)

4. Upon default by Grantor(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured hereby 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 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; and (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 all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantor(s) 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 purchaser and encumbrancers 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.
7. 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 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 or of an action or proceeding in which Grantor(s), 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 his/her/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. ADDITIONAL TERMS AND CONDITIONS: (check one)
 - a. ☒ None
 - b. ☐ As set forth on the attached Exhibit "B" which is incorporated by this reference.
 (Note: If neither "a" or "b" is checked, then option "a" applies.)

Anatoly LLC

BY: 
Valentyn Peshko
Member

BY: 
Galina Peshko
Member



State of Washington
County of SKagit

This record was acknowledged before me on May 29, 2025 by Valentyn Peshko and Galina Peshko as member and Member respectively, of Anatoly LLC.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P27685 / 340423-3-012-0215

Lot 4, Skagit County Short Plat No. PL-03-0809, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

That portion of Tract 1 of Revised Skagit County Short Plat No. 79-79, approved June 5, 1981 and recorded June 8, 1981 as Auditor's File No. 8106080006 in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Tract 1; thence North 88° 42' 30" West a distance of 127.98 feet along the South line of said Tract 1; thence North 16° 01' 42" East a distance of 527.98 feet to the East line of Tract 1; thence South 1° 59' 42" West a distance of 510.64 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of Lot 4, Skagit County Short Plat No. PL-03-0809, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157, also being a portion of Tract 1, Skagit County Short Plat No. 79-79 Revised, approved June 5, 1981 and recorded June 8, 1981 under Skagit County Auditor's File No. 8106080006, being in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4, Skagit County Short Plat No. PL-03-0809 (also being the Southeast corner of said Tract 1, Skagit County Short Plat No. 79-79 Revised); thence North 88° 42' 30" West along the South line of said Lot 4 for a distance of 127.98 feet to the Southwest corner of that certain parcel conveyed to David M. Farrow and Christine B. Kitch, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200906230059 and being the TRUE POINT OF BEGINNING; thence continue North 88° 42' 30" West along said South line for a distance of 203.36 feet, more or less, to a Southwest corner of said Lot 4 Skagit County Short Plat No. PL-03-0809 also being the Southeast corner of Tract 3, said Skagit County Short Plat No. 79-79 Revised; thence North 1° 55' 25" East along the East line of said Tract 3, Skagit County Short Plat No. 79-79 Revised, also being a common line with said Lot 4 Skagit County Short Plat No. PL-03-0809, for a distance of 660.67 feet, more or less, to the Northeast corner of said Tract 3, Skagit County Short Plat No. 79-79 Revised; thence continue North 1° 55' 25" East for a distance of 646.50 feet, more or less, to the North line of said Lot 4, Skagit County Short Plat No. PL-03-0809 (also being the North line of said Tract 1, Skagit County Short Plat No. 79-79 Revised); thence South 88° 15' 25" East along said North line for a distance of 332.95 feet, more or less, to the Northeast corner of said Lot 4, Skagit County Short Plat No. PL-03-0809, also being the Northeast corner of said Tract 1, Skagit County Short Plat No. 79-79 Revised; thence South 1° 59' 42" West along the East line of said Lot 4, Skagit County Short Plat No. PL-03-089, also being the East line of said Tract 1, Skagit County Short Plat No. 79-79 Revised for a distance of 794.15 feet, more or less, to the Northerly most corner of said Farrow/Kitch parcel recorded under Skagit County Auditor's File No. 200906230059 at a point bearing North 16° 01' 42" East from the TRUE POINT OF BEGINNING; thence South 16° 01' 42" West along the Northwestern line of said Farrow/Kitch parcel for a distance of 527.74 feet (called 527.95 feet on said deed), more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 foot wide easement for ingress, egress and utilities reserved by the grantor for the benefit of the remainder portion of Lot 4, Skagit County Short Plat No. PL-03-089 described as follows:

BEGINNING at the Southeast corner of Tract 3, Skagit County Short Plat No. 79-79 Revised, approved June 5, 1981 and recorded June 8, 1981 under Skagit County Auditor's File No. 8106080006; thence North 1° 55' 25" East along the East line of said Tract 3, Skagit County Short Plat No. 79-79 Revised, also being a common line with Lot 4 of Skagit County Short Plat No. PL-03-089, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157 for a distance of 660.67 feet, more or less, to the Northeast corner of said Tract 3, Skagit County Short Plat No. 79-79 Revised; thence continue North 1° 55' 25" East for a distance of 60.00 feet; thence South 88° 04' 35" East for a distance of 30.00 feet; thence South 1° 55' 25" West for a distance of 720.34 feet, more or less, to the South line of said Lot 4, Skagit County Short Plat No. PL-03-089 at a point bearing South 88° 42' 30" East from the POINT OF BEGINNING; thence North 88° 42' 30" West along said South line for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

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.

Yarcho Partners LLC, a Washington limited
liability company

_____	_____
Signature	Date
By: _____	
Print Name	
Its: _____	
Print Title	