

After recording return to

Venteurs LLC  
855 S. Alder Street, Suite B  
Burlington, WA 98233

GNW 25-23225

## DEED OF TRUST

This DEED OF TRUST is made the 11th day of June, 2025 between

**GRANTOR:** Victor M Aguilar Andrade and Veronica Sanchez Flores, a married couple, referred to herein as "Grantor" or as "Borrower"; and

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

**TRUSTEE:** **Guardian Northwest Title**, 1301 B Riverside Drive, Mount Vernon, WA 98273, referred to herein as "Trustee",

for the purpose of securing payment of THREE HUNDRED TWENTY FIVE THOUSAND dollars and no cents (\$325,000.00) 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:

**PCL A: Lot 45 "Skagit Highlands, Division II" a Planned Unit Development, approved April 3, 2006 and recorded April 4, 2006 under Auditor's File No. 200604040052, records of Skagit County, Washington.**

**PCL B: Abbreviated Legal: Section 19, Township 35 North, Range 5 East - Ptn Gov. Lot 3**  
Tax Parcel No.: P124265/4887-000-045-0000; P39522/350519-0-079-0009

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.

Address: 4754 Mount Baker Loop, Mount Vernon, WA 98273

#### 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.

VA VS  
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 June 11 2025  
Date

[Signature]  
Victor M Aguilar Andrade

[Signature]  
Veronica Sanchez Flores

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Victor Manuel Andrade and Veronica Sanchez Flores to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

DATED: June 11, 2025

BY: [Signature]  
Printed Name: Jennifer Brazil

Notary Public in the State of Washington

Residing at Mount Vernon

My commission expires on 7-25-28



**EXHIBIT "A" - PCLA  
Property Description**

**APN/Parcel ID(s) P124265/4887-000-045-0000**

**Lot 45, "Skagit Highlands, Division II", a Planned Unit Development, approved April, 3, 2006 and recorded on April 4, 2006, under Auditor's File NO. 200604040052, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**Exhibit "A" PCL B**  
**Property Description**

THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WICKER ROAD (ALSO KNOWN AS CEMETERY ROAD) AND THE WEST LINE OF VIRGINIA AVENUE, AS SHOWN ON THE PLAT OF "GREENSTREET'S SECOND ADDITION TO SEDRO-WOOLLEY", ACCORDING TO THE PLAT RECORDED IN VOLUME G OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH  $89^{\circ}53'15''$  WEST ALONG SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH  $2^{\circ}48'15''$  EAST PARALLEL WITH SAID WEST LINE OF VIRGINIA AVENUE FOR A DISTANCE OF 300.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $84^{\circ}46'22''$  EAST FOR A DISTANCE OF 107.46 FEET TO AN INTERSECTION WITH A LINE WHICH IS 2.50 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF VIRGINIA AVENUE; THENCE NORTH  $2^{\circ}48'15''$  WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 25.02 FEET; THENCE SOUTH  $84^{\circ}46'22''$  WEST FOR A DISTANCE OF 111.34 FEET; THENCE SOUTH  $72^{\circ}00'21''$  WEST FOR A DISTANCE OF 83.56 FEET; THENCE NORTH  $89^{\circ}45'15''$  WEST FOR A DISTANCE OF 145.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 742.5 FEET OF SAID GOVERNMENT LOT 3; THENCE DUE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 80.67 FEET TO AN INTERSECTION WITH THE NORTH LINE OF BLOCK 2 OF SAID GREENSTREET'S SECOND ADDITION TO SEDRO-WOOLLEY; THENCE SOUTH  $89^{\circ}37'15''$  EAST ALONG SAID NORTH LINE OF BLOCK 2 FOR A DISTANCE OF 233.62 FEET TO A POINT WHICH IS SOUTH  $2^{\circ}48'15''$  EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH  $2^{\circ}48'15''$  WEST FOR A DISTANCE OF 82.87 FEET TO THE TRUE POINT OF BEGINNING.