

RETURN ADDRESS:
Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

210575-LT MODIFICATION OF DEED OF TRUST

Reference # (if applicable): ~~210575-LT~~ 202408010062

Additional on page ____

Grantor(s):

1. KIN INVESTMENTS LLC

Grantee(s)

1. Celtic Bank Corporation

Legal Description: Ptn Tr 3, SP SW-07-79 AF #8009040011 (Being a Ptn of Lots 8-11, Sedro Acreage)

Additional on page N/A

Assessor's Tax Parcel ID#: P105129

THIS MODIFICATION OF DEED OF TRUST dated September 17, 2025, is made and executed between KIN INVESTMENTS LLC, a Washington Limited Liability Company ("Grantor") and Celtic Bank Corporation, whose address is 268 S. State Street, Suite 300, Salt Lake City, UT 84111 ("Lender").

**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 15024455

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 31, 2024 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

08/01/2024 02:52 PM DOC #202408010062.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in SKAGIT County, State of Washington:

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 807 TRAIL RD, SEDRO WOOLLEY, WA 98284-9387. The Real Property tax identification number is P105129.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Principal decrease from \$8,121,000.00 to \$5,048,303.70 and extending Maturity Date from September 30, 2025 to September 17, 2050.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 17, 2025.

GRANTOR:

KIN INVESTMENTS LLC

By: 

Brandon Atkinson, Member of KIN INVESTMENTS LLC

SKAGIT VALLEY OPPORTUNITY INVESTMENTS, LLC, Member of KIN INVESTMENTS LLC

By: 

Brandon Atkinson, Member of SKAGIT VALLEY OPPORTUNITY INVESTMENTS, LLC

By: 

Kate Atkinson, Member of SKAGIT VALLEY OPPORTUNITY INVESTMENTS, LLC

**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 15024455

Page 3

LENDER:

CELTIC BANK CORPORATION

X

Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Washington

) SS

COUNTY OF Skagit

This record was acknowledged before me on September 18, 2025 by Brandon Atkinson, Member of KIN INVESTMENTS LLC; Brandon Atkinson, Member of SKAGIT VALLEY OPPORTUNITY INVESTMENTS, LLC, Member of KIN INVESTMENTS LLC; and Kate Atkinson, Member of SKAGIT VALLEY OPPORTUNITY INVESTMENTS, LLC, Member of KIN INVESTMENTS LLC.

NOTARY PUBLIC
STATE OF WASHINGTON
BRADLEY SLOAN
Lic. No. 160633
My Appointment Expires
JUNE 28, 2028

(Signature of notary public)

(Title of office)

My commission expires:

(date)

**MODIFICATION OF DEED OF TRUST
(Continued)**

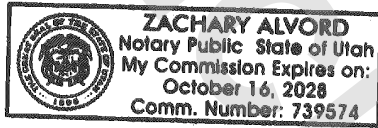
Loan No: 15024455

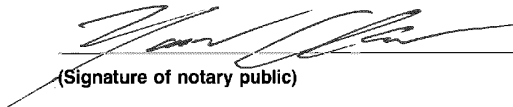
Page 4

LENDER ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

This record was acknowledged before me on September 18th, 2025 by Josh
Hovvmark as Chief Credit Officer of Celtic Bank Corporation.




(Signature of notary public)

Notary Public

(Title of office)

My commission expires: 16th

October 16th, 2028

(date)

EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: 4170-000-011-0706/P105129

That portion of Tract 3 of Sedro-Woolley Short Plat No. SW-7-79, approved September 4, 1980 and recorded September 4, 1980, in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, records of Skagit County, Washington; being a portion of Lots 8, 9, 10 and 11 of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, lying Southerly of the North line of Tract 1 of said Sedro-Woolley Short Plat No. SW-7-79 extended Easterly,

EXCEPT that portion of said Tract 3 lying South of a line that is parallel with and 245 feet South of the North line of Lot 8 of said "SEDRO ACREAGE", and East of a line that is 165 feet West of the East line of the West 1/2 of Lots 8, 9 and 10 of said "SEDRO ACREAGE", which portion was conveyed to Frontier Industries, Inc, a Washington corporation, by deed dated October 20, 1993 and recorded November 4, 1993, under Auditor's File No. 9311040118, records of Skagit County, Washington,

ALSO EXCEPT that portion of said Tract 3 lying Northerly of the Southerly line of Tract 1 of said Sedro- Woolley Short Plat No. SW-07-79, extended Easterly to the Westerly line of the above first excepted parcel.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.