

When recorded, return to:  
Flyhomes Mortgage, LLC  
1301 N BROADWAY STE 32317  
LOS ANGELES, CALIFORNIA 90012  
(833) 335-9466

LOAN #: W251015114

[Space Above This Line For Recording Data]

**DEED OF TRUST**CHICAGO TITLE  
620060493-18pgs

MIN: 101532200000011360

MERS Phone #: 1-888-679-6377

Grantor(s) (Last name first, then first name and initials):

1. Padovan, John M.
- 2.
- 3.
- 4.
- 5.
- 6.

☐ Additional names on page of document.

Grantee(s) (Last name first, then first name and initials):

1. Flyhomes Mortgage, LLC
2. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS)
3. Trustee Services, Inc.
- 4.
- 5.
- 6.

☐ Additional names on page of document.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

PTN LTS 3-9, BLK 23, AND VACATED BANDY STREET OF THE PLAT OF WEST  
ADDITION CLEAR LAKE, WASHINGTON AKA PARCEL D, BLA REC NO. 200710300026  
Tax Account No.: P103689 / 4144-023-009-0010

Full legal description on page 5 of document.

Assessor's Property Tax Parcel(s) or Account Number(s): P103689 / 4144-023-009-0010

Reference Number(s) Assigned or Released:

☐ Additional references on page of document.

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections: 10, 13, and 18. Certain rules regarding the usage of words used in this document are also provided in Section 13.

- (A) **"Security Instrument"** means this document ("Deed of Trust"), which is dated October 22, 2025, together with all Riders to this document.  
 (B) **"Borrower"** is JOHN M. PADOVAN, AN UNMARRIED MAN

Borrower is the Grantor under this Security Instrument.

- (C) **"Lender"** is Flyhomes Mortgage, LLC. Lender is a **Limited Liability Company**, organized and existing under the laws of Washington. Lender's address is 3120 139TH AVENUE SOUTHEAST, SUITE 500 BELLEVUE, WASHINGTON 98005

Lender is the Beneficiary under this Security Instrument.

- (D) **"Trustee"** is Trustee Services, Inc.

- (E) **"MERS"** is the Mortgage Electronic Registration Systems, Inc. Lender has appointed MERS as the nominee for Lender for this Loan, and attached a MERS Rider to this Security Instrument, to be executed by Borrower, which further describes the relationship between Lender and MERS, and which is incorporated into and amends and supplements this Security Instrument.

- (F) **"Note"** means the promissory note signed by Borrower and dated October 22, 2025  
 The Note states that Borrower owes Lender TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars (U.S. \$ 290,000.00 )

plus interest. Borrower has promised to pay this debt in a single lump sum payment in full not later than October 1, 2026. This Security Instrument secures up to 150% of the amount of the Note.

- (G) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."

- (H) **"Loan"** means the debt evidenced by the Note, plus interest, and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

- (I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

- (J) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

- (K) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

- (L) **Reserved.**

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) Reserved.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of Skagit :

See Exhibit A attached hereto and made a part hereof

which currently has the address of 23319 Pringle St, Clearlake, Washington 98235

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Balloon Payment.** The Note secured by this Security Instrument has a balloon payment due under it. This means you must repay the entire principal balance of the loan and the unpaid interest then due. Lender is under no obligation to refinance the loan at this time. You will, therefore, be required to make payment out of other assets you may own, or you will have to find a lender willing to lend you the money at prevailing market rates which may be considerably higher or lower than the interest rate on the Note. If you refinance this loan at maturity, you may have to pay some or all closing costs normally associated with a new loan, even if you obtain refinancing from the same lender.

At least ninety (90) but not more than one hundred twenty (120) days prior to the maturity of the loan, Lender must send Borrower a notice prior to the maturity of the loan and the amount of the "Balloon Payment" which will be due upon maturity of the loan (assuming all scheduled payments, if any, due between the due date of the notice and maturity are made on time).

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note shall be applied by Lender first in payment of interest payable on the Note, then to the principal of the Note, and then to any other charges provided for in the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. If this Deed of Trust is on a leasehold, Borrower shall comply

with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Deed of Trust, but does not execute the Note, (a) is co-signing this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trustee under the terms of this Deed of Trust, (b) is not personally liable on the Note or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Deed of Trust or the

Note, without that Borrower's consent and without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Deed of Trust shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Deed of Trust. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Deed of Trust at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Deed of Trust.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Deed of Trust. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Deed of Trust without further notice or demand on Borrower.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenants to pay when due any sums secured by this Deed of Trust, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower

of (i) the right to reinstate after acceleration, (ii) the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure, and (iii) any other matters required to be included in such notice by applicable law. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as applicable law may require. After the lapse of such time as may be required by applicable law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of the Property for a period or periods not exceeding a total of 30 days by public announcement at the time and place fixed in the notice of sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto, or to the Clerk of the Superior Court of the County in which the sale took place.

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time prior to the earlier to occur of (i) the eleventh day before sale of the Property pursuant to the power of sale contained in this Deed of Trust or (ii) entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust, and in enforcing Lender's and Trustee's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

**20. Reconveyance.** Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any.

**21. Substitute Trustee.** In accordance with applicable law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

**22. Use of Property.** The Property is not used principally for agricultural or farming purposes.

#### RIDERS TO THIS SECURITY INSTRUMENT

All Riders to this document are executed by Borrower. The following Riders are to be executed by the Borrower [check box as applicable]:

- |                                                                    |                                                                               |                                            |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Adjustable Rate Rider                     | <input type="checkbox"/> Condominium Rider                                    | <input type="checkbox"/> Second Home Rider |
| <input checked="" type="checkbox"/> Balloon Rider                  | <input type="checkbox"/> Planned Unit Development Rider                       | <input type="checkbox"/> 1-4 Family Rider  |
| <input type="checkbox"/> Biweekly Payment Rider                    | <input type="checkbox"/> Mortgage Electronic Registration Systems, Inc. Rider |                                            |
| <input checked="" type="checkbox"/> Other(s) [specify]: MERS Rider |                                                                               |                                            |

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**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.**

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

John M. Padovan (Seal)  
John M. Padovan -Borrower

\_\_\_\_\_  
Witness

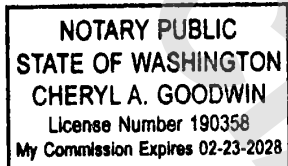
\_\_\_\_\_  
Witness

[Space Below This Line For Acknowledgment]

State of WASHINGTON )

County of Skagit )

This record was acknowledged before me on this 22<sup>nd</sup> day of October, 2025,  
by John M. Padovan



(Stamp)

Cheryl A. Goodwin  
(Signature of notary public)

Notary Public  
(Title of office)

My commission expires: 2-23-2028

Lender: Flyhomes Mortgage, LLC  
NMLS ID: 1733272  
Loan Originator: Bobby Agron  
NMLS ID: 1918961

**EXHIBIT "A" - LEGAL DESCRIPTION**

**Order No.:** 70238607

**PARCEL A:**

Those portions of Lots 7, 8 and 9, Block 23, and vacated Bandy Street of the Plat of West Addition Clear Lake, Washington, as recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of the South 15.00 feet of Lot 9;

Thence North 00°09'24" East along the East line of Lot 9, a distance of 152.48 feet to the South line of vacated Bandy Street;

Thence North 00°22'53" West, a distance of 40.01 feet to the North line of vacated Bandy Street;

Thence South 89°37'18" West along said North line, a distance of 247.13 feet;

Thence South 00°20'14" West, a distance of 189.90 feet to the North line of the South 15.00 feet of said Lot 7;

Thence South 89°46'43" East, along the North line of the South 15.00 feet of Lots 7, 8 and 9, a distance of 248.09 feet to the point of beginning of this description.

Also known as Parcel D of Boundary Line Adjustment Survey recorded under Auditor's File No.

200710300026, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;

Thence South 89°51'31" East along the South line of said Lot 3, a distance of 0.95 feet;

Thence North 00°20'14" East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;

Thence Northeasterly along said curve through a central angle of 89°53'03", and an arc distance of 54.91 feet;

Thence North 00°13'17" East, a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;

Thence North 89°46'43" West, parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;

Thence South 00°13'17" West, a distance of 90°06'57", and an arc distance of 55.05 feet;

Thence South 00°20'14" West, a distance of 142.67 feet to the North line of Pringle Street;

Thence South 89°51'31" West, along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

Situated in Skagit County, Washington

MIN: 101532200000011360

Loan Number: W251015114

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER  
(MERS Rider)**

THIS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER ("MERS Rider") is made this 22nd day of October, 2025, and is incorporated into and amends and supplements the Deed of Trust or Mortgage Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower," whether there are one or more persons undersigned) to secure Borrower's Note to FLYHOMES MORTGAGE, LLC, WASHINGTON LIMITED LIABILITY COMPANY

("Lender")

of the same date and covering the Property described in the Security Instrument, which is located at:

23319 Pringle St, Clearlake, Washington 98235

[Property Address]

In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that the Security Instrument is amended as follows:

**A. DEFINITIONS**

1. The DEFINITIONS section of the Security Instrument is amended as follows:

"Lender" is FLYHOMES MORTGAGE, LLC

Lender is a WASHINGTON LIMITED LIABILITY COMPANY organized and existing under the laws of WASHINGTON. Lender's address is 3120 139TH AVENUE SOUTHEAST, SUITE 500, BELLEVUE, WASHINGTON 98005

Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part this Security Instrument, foreclosing or directing Trustee to institute foreclosure of this Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under this Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment will inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.

2. The DEFINITIONS section of the Security Instrument is further amended to add the following definition:

"Nominee" means one designated to act for another as its representative for a limited purpose.

#### B. TRANSFER OF RIGHTS IN THE PROPERTY

The TRANSFER OF RIGHTS IN THE PROPERTY section of the Security Instrument is amended to read as follows:

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY

of

Skagit

:

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

A.P.N.: P103689 / 4144-023-009-0010

which currently has the address of 23319 Pringle St

[Street]

Clearlake  
[City]

WASHINGTON  
[State]

98235  
[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property."

Lender, as the beneficiary under this Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of

Lender including, but not limited to, assigning and releasing this Security Instrument, and substituting a successor trustee.

### C. NOTICES; BORROWER'S PHYSICAL ADDRESS

Section 16 of the Security Instrument is amended to read as follows:

**16. Notices; Borrower's Physical Address.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing.

(a) **Notices to Borrower.** Unless Applicable Law requires a different method, any written notice to Borrower in connection with this Security Instrument will be deemed to have been given to Borrower when (i) mailed by first class mail, or (ii) actually delivered to Borrower's Notice Address (as defined in Section 16(c) below) if sent by means other than first class mail or Electronic Communication (as defined in Section 16(b) below). Notice to any one Borrower will constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. If any notice to Borrower required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

(b) **Electronic Notice to Borrower.** Unless another delivery method is required by Applicable Law, Lender may provide notice to Borrower by e-mail or other electronic communication ("Electronic Communication") if: (i) agreed to by Lender and Borrower in writing; (ii) Borrower has provided Lender with Borrower's e-mail or other electronic address ("Electronic Address"); (iii) Lender provides Borrower with the option to receive notices by first class mail or by other non-Electronic Communication instead of by Electronic Communication; and (iv) Lender otherwise complies with Applicable Law. Any notice to Borrower sent by Electronic Communication in connection with this Security Instrument will be deemed to have been given to Borrower when sent unless Lender becomes aware that such notice is not delivered. If Lender becomes aware that any notice sent by Electronic Communication is not delivered, Lender will resend such communication to Borrower by first class mail or by other non-Electronic Communication. Borrower may withdraw the agreement to receive Electronic Communications from Lender at any time by providing written notice to Lender of Borrower's withdrawal of such agreement.

(c) **Borrower's Notice Address.** The address to which Lender will send Borrower notice ("Notice Address") will be the Property Address unless Borrower has designated a different address by written notice to Lender. If Lender and Borrower have agreed that notice may be given by Electronic Communication, then Borrower may designate an Electronic Address as Notice Address. Borrower will promptly notify Lender of Borrower's change of Notice Address, including any changes to Borrower's Electronic Address if designated as Notice Address. If Lender specifies a procedure for reporting Borrower's change of Notice Address, then Borrower will report a change of Notice Address only through that specified procedure.

(d) **Notices to Lender.** Any notice to Lender will be given by delivering it or by mailing it by first class mail to Lender's address stated in this Security Instrument unless Lender has designated another address (including an Electronic Address) by notice to Borrower. Any notice in connection with this Security Instrument will be deemed to have been given to Lender only when actually received by Lender at Lender's designated address (which may include an Electronic Address). If any notice to Lender required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with this Security Instrument will be deemed to have been given to MERS only when actually received by MERS.

(e) **Borrower's Physical Address.** In addition to the designated Notice Address, Borrower will provide Lender with the address where Borrower physically resides, if different from the Property Address, and notify Lender whenever this address changes.

**D. SALE OF NOTE**

Section 21 of the Security Instrument is amended to read as follows:

**21. Sale of Note.** The Note or a partial interest in the Note, together with this Security Instrument, may be sold or otherwise transferred one or more times. Upon such a sale or other transfer, all of Lender's rights and obligations under this Security Instrument will convey to Lender's successors and assigns. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in this Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender.

**E. SUBSTITUTE TRUSTEE**

Section 28 of the Security Instrument is amended to read as follows:

**28. Substitute Trustee.** In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee will succeed to all the title, power, and duties conferred upon Trustee and by Applicable Law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this MERS Rider.

John M. Padovan (Seal)  
John M. Padovan -Borrower

**EXHIBIT "A" - LEGAL DESCRIPTION**

**Order No.:** 70238607

**PARCEL A:**

Those portions of Lots 7, 8 and 9, Block 23, and vacated Bandy Street of the Plat of West Addition Clear Lake, Washington, as recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of the South 15.00 feet of Lot 9;

Thence North 00°09'24" East along the East line of Lot 9, a distance of 152.48 feet to the South line of vacated Bandy Street;

Thence North 00°22'53" West, a distance of 40.01 feet to the North line of vacated Bandy Street;

Thence South 89°37'18" West along said North line, a distance of 247.13 feet;

Thence South 00°20'14" West, a distance of 189.90 feet to the North line of the South 15.00 feet of said Lot 7;

Thence South 89°46'43" East, along the North line of the South 15.00 feet of Lots 7, 8 and 9, a distance of 248.09 feet to the point of beginning of this description.

Also known as Parcel D of Boundary Line Adjustment Survey recorded under Auditor's File No.

200710300026, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;

Thence South 89°51'31" East along the South line of said Lot 3, a distance of 0.95 feet;

Thence North 00°20'14" East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;

Thence Northeasterly along said curve through a central angle of 89°53'03", and an arc distance of 54.91 feet;

Thence North 00°13'17" East, a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;

Thence North 89°46'43" West, parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;

Thence South 00°13'17" West, a distance of 90°06'57", and an arc distance of 55.05 feet;

Thence South 00°20'14" West, a distance of 142.67 feet to the North line of Pringle Street;

Thence South 89°51'31" West, along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

Situated in Skagit County, Washington



After Recording Return To:

FLYHOMES MORTGAGE, LLC  
1301 N BROADWAY STE 32317  
LOS ANGELES, CALIFORNIA 90012  
Loan Number: W251015114

[Space Above This Line For Recording Data]

## BALLOON RIDER

THIS BALLOON RIDER is made this 22nd day of October 2025, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note (the "Note") to FLYHOMES MORTGAGE, LLC, WASHINGTON LIMITED LIABILITY COMPANY (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

23319 Pringle St, Clearlake, Washington 98235

[Property Address]

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

**THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN**

AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider.

John M. Padovan (Seal)  
John M. Padovan -Borrower