

Recording Requested By,
And After Recording, Return To:
JA Hamilton, LLC
P.O. Box 817
Sedro-Woolley, WA 98284

Chicago Title
Commercial 620059899

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST

Grantor (Grantor): PUNKIN CENTER WEST, LLC,
a Washington limited liability company
Grantee (Beneficiary): JA HAMILTON, LLC,
a Washington limited liability company
Grantee (Trustee): LAND TITLE COMPANY OF SKAGIT COUNTY
Legal Description (abbreviated): S14-T35N-R6E, W.M.,
Lot 4 of Survey AF #201908010056,
re-recorded under AF #201911200135
Additional legal(s) on page Exhibit A-2
Assessor's Tax Parcel/
Account Number(s): 50614-0-009-0008 / P41178
Reference No. Deed of Trust: 202209120108

THIS SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST (this "Modification") is entered into as of November 14, 2025, by and between PUNKIN CENTER WEST, LLC, a Washington limited liability company ("Grantor") and JA HAMILTON, LLC, a Washington limited liability company ("Beneficiary").

RECITALS

This Modification is entered into upon the basis of the following facts and understandings of the parties:

A. This Modification pertains to that certain Deed of Trust dated as of September 12, 2022, executed by PUNKIN CENTER WEST, LLC, a Washington limited liability company, as Grantor, to JA HAMILTON, LLC, a Washington limited liability company, as Beneficiary, and

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

recorded on September 12, 2022, under Recording No. 202209120108 of the Office of the Auditor of Skagit County, Washington ("Deed of Trust"). Capitalized terms used but not defined herein shall have the meaning set forth in the Deed of Trust.

B. Grantor and Beneficiary have agreed to spread the Deed of Trust to cover the Additional Land (as hereinafter defined).

NOW, THEREFORE, the parties hereto agree as follows:

1. The recitals of this Modification are hereby incorporated by this reference. The lien of the Deed of Trust is hereby spread to cover the following described property in Skagit County, Washington: The property described on Exhibit A-1 attached hereto and incorporated herein by this reference (the "Additional Land"). Grantor hereby irrevocably grants, bargains, sells and conveys the Additional Land to the Trustee in trust, with power of sale, for the benefit of Beneficiary, and modifies the legal description in the Deed of Trust to include the Additional Land, which real property is not used principally or primarily for agricultural or farming purposes, together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining and the leases, rents, issues and profits thereof, for the purpose of securing performance of each agreement, payment and undertaking secured by the Deed of Trust. It is the intention of Grantor and Beneficiary that (a) the Deed of Trust and this Modification shall be construed as a single instrument and the powers and duties of the Trustee shall be the same as if the Additional Land conveyed herein had originally been included in the Deed of Trust and (b) from and after the date hereof the Additional Land shall be included in the definition of the "property" in the Deed of Trust for all purposes of the Deed of Trust. The property described in the Deed of Trust shall remain subject to the lien, charge, or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of said promissory notes and/or the Deed of Trust. The legal description of the property attached as Exhibit A to the Deed of Trust shall be amended and replaced by the legal description of the property attached hereto as Exhibit A-2.

2. The property described in the Deed of Trust shall remain subject to the lien, charge, or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of said promissory notes and/or the Deed of Trust.

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Deed of Trust shall be read together, as one document.

4. This Modification may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original, and all of which when taken together shall constitute one and the same agreement.

5. This Modification shall be governed by and construed in accordance with the laws of the State of Washington.

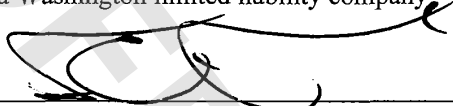
ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first above written.

BENEFICIARY:

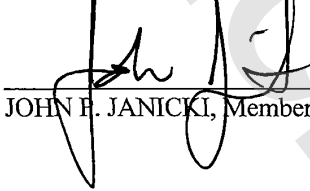
JA HAMILTON, LLC,
a Washington limited liability company



ROBERT W. JANICKI, Member



MICHAEL F. JANICKI, Member



JOHN F. JANICKI, Member

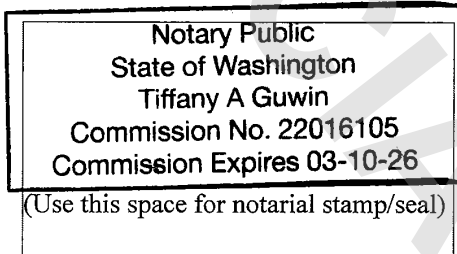
SIGNATURE PAGE TO MODIFICATION

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 15 day of October, 2025, before me personally appeared ROBERT W. JANICKI, to me known to be the Member of JA HAMILTON, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the sealed affixed is the corporate seal of said corporation.

In Witness Whereof I have hereto set my hand and affixed my official seal the day and year first above written.



(Signature of officer)
Notary Public in and for the State of
Washington, residing at Sedro Woolley
My commission expires: 03/10/26

SIGNATURE PAGE TO MODIFICATION

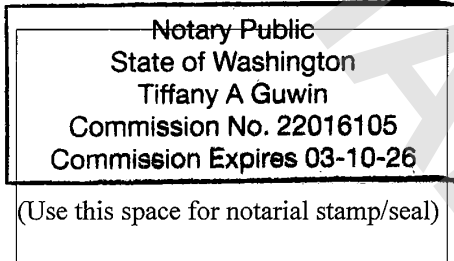
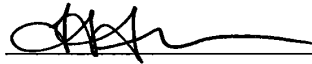
SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 15 day of October, 2025, before me personally appeared MICHAEL F. JANICKI to me known to be the Member of JA HAMILTON, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the sealed affixed is the corporate seal of said corporation.

In Witness Whereof I have hereto set my hand and affixed my official seal the day and year first above written.

(Signature of officer)

Notary Public in and for the State of
 Washington, residing at Sadro Woolley

My commission expires: 03/10/26

[SIGNATURE PAGE TO MODIFICATION

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
 (PUNKIN CENTER WEST TO JA HAMILTON)

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 15 day of October, 2025, before me personally appeared JOHN P. JANICKI, to me known to be the Member of JA HAMILTON, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the sealed affixed is the corporate seal of said corporation.

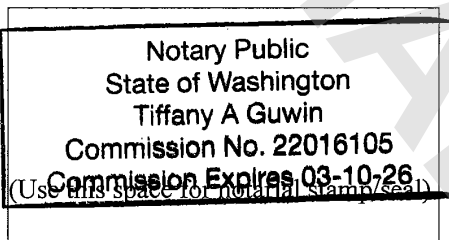
In Witness Whereof I have hereto set my hand and affixed my official seal the day and year first above written.



(Signature of officer)

Notary Public in and for the State of
Washington, residing at Sedro Woolley

My commission expires: 03/26



[SIGNATURE PAGE TO MODIFICATION

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

GRANTOR(s):

PUNKIN CENTER WEST, LLC

By:

Name: John P. Janicki

Title: President

[SIGNATURE PAGE TO MODIFICATION

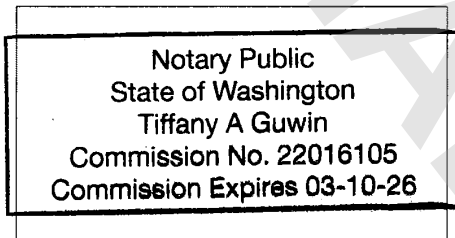
SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 15 day of October, 2025, before me personally appeared John P. Janicki, to me known to be the President of PUNKIN CENTER WEST, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the sealed affixed is the corporate seal of said corporation.

In Witness Whereof I have hereto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

(Signature of officer)

Notary Public in and for the State of

WA, residing at Sedro Woolley
 My commission expires: 03/10/26

[SIGNATURE PAGE TO MODIFICATION

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
 (PUNKIN CENTER WEST TO JA HAMILTON)

EXHIBIT A-1 - (Additional Land)

Exhibit A-1 to Modification of Deed of Trust executed by PUNKIN CENTER WEST, LLC, a Washington limited liability company, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, for the benefit of JA HAMILTON, LLC, a Washington limited liability company, as Beneficiary, dated as of September 12, 2022.

THAT PORTION OF LOT 5 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, APPROVED BY THE TOWN OF HAMILTON ON JULY 30, 2019, AND RECORDED AUGUST 1, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER **201908010055** AND RE-RECORDED NOVEMBER 20, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER **201911200134**, CONSISTING OF THE FOLLOWING:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF STATE ROUTE 20 WITH THE WEST MARGIN OF PETTIT STREET;

THENCE **NORTH 87° 58' 58" WEST** ALONG SAID SOUTH MARGIN OF STATE ROUTE 20 **64.20 FEET** TO THE **POINT OF BEGINNING**;

THENCE **SOUTH 2° 01' 03" WEST** **437.63 FEET**;

THENCE **SOUTH 88° 58' 51" EAST** **24.00 FEET**;

THENCE **SOUTH 2° 01' 03" WEST** **139.55 FEET**;

THENCE **SOUTH 11° 25' 56" WEST** **61.82 FEET**;

THENCE **SOUTH 86° 06' 21" EAST** **40.36 FEET**;

THENCE **SOUTH 78° 15' 46" EAST** **26.67 FEET** TO THE WEST LINE OF LOT 1 OF SHORT PLAT NO. HAM-94-01, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **9402110124**;

THENCE **SOUTH 0° 38' 22" WEST** ALONG SAID WEST LINE **102 FEET**, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK AS SHOWN UPON SAID BOUNDARY LINE ADJUSTMENT;

THENCE **NORTH 82° 48' WEST** ALONG SAID ORDINARY HIGH WATER MARK **258.7 FEET**, MORE OR LESS, TO THE WEST LINE OF SAID LOT 5;

THENCE **NORTH 0° 57' 31" EAST** ALONG SAID WEST LINE **742 FEET**, MORE OR LESS, TO THE SOUTH MARGIN OF STATE ROUTE 20;

THENCE **SOUTH 87° 58' 57" EAST** ALONG SAID MARGIN **80.51 FEET**;

THENCE **SOUTH 66° 10' 52" EAST** ALONG SAID MARGIN **53.85 FEET**;

THENCE **SOUTH 87° 58' 58" EAST** ALONG SAID MARGIN **57.85 FEET** TO THE **POINT OF BEGINNING**.

SITUATE IN THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON

Exhibit A-1

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

EXHIBIT A-2 - (Description of Property)

Exhibit A-2 to Modification of Deed of Trust executed by PUNKIN CENTER WEST, LLC, a Washington limited liability company, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, for the benefit of JA HAMILTON, LLC, a Washington limited liability company, as Beneficiary, dated as of September 12, 2022.

Description of Property**Parcel A:**

Lot 4, of that certain Boundary Line Adjustment, approved by the Town of Hamilton on July 30, 2019, and recorded August 1, 2019 under Skagit County, Auditor's File Number 201908010055 and re-recorded November 20, 2019 under Skagit County Auditor's File Number 201911200134.

Together with that portion of Lot 5, as delineated by said Boundary Line Adjustment, more particularly described as follows:

Commencing at the intersection of the South margin of State Route 20 with the West margin of Pettit Street;

Then North 87° 58' 58" West along said South margin of State Route 20 64.20 feet to the Point of Beginning;

Thence South 2° 01' 03" West 437.63 Feet;

Thence South 88° 58' 51" East 24.00 Feet;

Thence South 2° 01' 03" West 139.55 Feet;

Thence South 11° 25' 56" West 61.82 Feet;

Thence South 86° 06' 21" East 40.36 Feet;

Thence South 78° 15' 46" East 26.67 feet to the West line of Lot 1 of Short Plat No. HAM-94-01, recorded under Skagit County Auditor's File No. 9402110124;

Thence South 0° 38' 22" West along said West line 102 feet, more or less, to the Ordinary High Water Mark as shown upon said Boundary Line Adjustment;

Thence North 82° 48' West along said Ordinary High Water Mark 258.7 feet, more or less, to the West line of said Lot 5;

Thence North 0° 57' 31" East along said West line 742 feet, more or less, to the South margin of State Route 20;

Thence South 87° 58' 57" East along said margin 80.51 feet;

Thence South 66° 10' 52" East along said margin 53.85 feet;

Exhibit A-2

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)

Thence South 87° 58' 58" East along said margin 57.85 feet to the Point of Beginning

Contains 32.50 acres, more or less.

Situated in Skagit County, Washington.

Exhibit A-2

SPREADING AGREEMENT AND MODIFICATION OF DEED OF TRUST
(PUNKIN CENTER WEST TO JA HAMILTON)