

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

400310-LT

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: DEED OF TRUST
Grantor: 215 E. FIR LLC, a Washington limited liability company
Grantee: BRAD & LINDA PROPERTIES, LLC, a Washington limited liability company
Trustee: LAND TITLE AND ESCROW COMPANY
Abbreviated Legal: Ptn SW ¼ SW ¼ S17 T34N R4E
Parcel No: P25557/340417-0-026-0007
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

DEED OF TRUST

THIS DEED OF TRUST ("*Deed of Trust*") is made as of November 21, 2025, by the grantor, **215 E. FIR LLC**, a Washington limited liability company, ("*Grantor*"), whose mailing address is 20452 English Road, Mount Vernon, Washington, 98273. The trustee is **LAND TITLE AND ESCROW COMPANY** ("*Trustee*"), whose mailing address is P.O. Box 445, Burlington, Washington 98233. The Grantee is **BRAD & LINDA PROPERTIES, LLC**, a Washington limited liability company ("*Grantee*"), whose mailing address is 17307 Dunbar Road, Mount Vernon, Washington 98273.

For purposes of Article 9 of the Uniform Commercial Code (RCW 62A.9A), this Deed of Trust constitutes a Security Agreement with Grantor being the Debtor and Grantee being the Secured Party. This Deed of Trust also constitutes a Financing Statement filed as a fixture filing pursuant to Article 9 of the Uniform Commercial Code, RCW 62A.9A-502(c).

In consideration of the loan ("*Loan*") evidenced by the Note described below, Grantor hereby irrevocably **GRANTS, TRANSFERS, CONVEYS, and ASSIGNS** to Trustee, **IN TRUST, WITH POWER OF SALE**, all of Grantor's present and future estate, right, title, claim and interest, either in law or in equity, in and to the following property ("*Property*"):

a. The real property described in **Exhibit A**, together with all rights to the streets and roads adjoining or abutting the real property, all easements, access, air and development rights,

minerals and oil, gas and other hydrocarbon substances, water, water rights and water stock, and all other rights, permits, hereditaments, privileges, and appurtenances now or hereafter belonging or in any way appertaining to such real property ("**Land**").

b. All buildings, improvements, and tenements now or hereafter located on the Land ("**Improvements**"), including, without limitation, all fixtures, articles, and accessions of property attached to, or used or adapted for use in the ownership, development, operation, or maintenance of the Land and Improvements (whether such items are leased, owned, or subject to any title-retaining or security instrument); all heating, cooling, refrigerating, plumbing, generating, power, lighting, laundry, fire prevention and extinguishing, security and access control, gas, electric and communication fixtures, equipment, and apparatus; all conduits, pipes, pumps, tanks, ducts, water heaters, and furnaces; all appliances; all sinks, cabinets, window shades, blinds, screens, awnings, doors, windows, and sash; and all carpeting, underpadding, floor covering, paneling, and draperies. All such items shall be deemed part of the Land.

c. All of the present and future rents, revenues, issues, accounts, general intangibles, profits, and income of the Land and Improvements, and all present and future leases and other agreements for the occupancy or use of all or any part of the Land and Improvements, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature, and all guarantees of tenants' or occupants' performance under such leases and agreements.

d. All of Grantor's assets, including, without limitation, tangible and intangible personal property now or hereafter used or acquired in connection with or in any way arising out of or related to the ownership, development, operation or maintenance of the Land and Improvements.

e. All present and future monetary deposits given to any public or private utility with respect to utility services furnished to the Land or the Improvements.

f. All proceeds (including claims and demands therefore) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, the insurance proceeds and condemnation awards.

g. All proceeds of the foregoing.

TO SECURE THE FOLLOWING ("**Secured Obligations**"):

a. Payment of the original sum of One Hundred Sixty-Seven Thousand Four Hundred Fifty and No/100 Dollars (\$167,450.00), with interest thereon, according to the terms and provisions of the Promissory Note dated November 21, 2025, and as may amended hereafter (the "**Note**"), payable to Grantee together with the terms and provisions of all of the Loan Documents entered into between the parties.

b. Payment of all other sums that are or may become owing under the Loan Documents (as hereinafter defined).

c. Performance of all other obligations under the Loan Documents.

As used herein, the term “*Loan Documents*” means the Note, this Deed of Trust, all related documents and instruments, and any and all modifications, extensions, renewals and replacements thereof. The Secured Obligations may be indexed, amended, modified, adjusted, renewed, or renegotiated.

GRANTOR HEREBY REPRESENTS, WARRANTS, COVENANTS AND AGREES AS FOLLOWS:

1. Title and Use.

1.1 Warranty of Title. Grantor warrants, represents, covenants, and agrees as follows: (a) Grantor holds marketable title to the Property with the full right and power to grant, convey, and assign the Property; (b) the Property is free from liens, encumbrances, exceptions, and other charges of any kind whatsoever, except for the exceptions listed on Lender’s title policy (the “*Permitted Exceptions*”); (c) no other lien or encumbrance, whether superior or inferior to this Deed of Trust, shall be created or suffered to be created by Grantor without the prior written consent of Grantee; (d) no default on the part of Grantor or any other person exists under any of the Permitted Exceptions and all of the Permitted Exceptions are in full force and effect and in good standing, without modification; (e) Grantor shall fully comply with all the terms of the Permitted Exceptions and shall deliver to Grantee a copy of all notices of default under, violation of, or other claim delivered in connection with the Permitted Exceptions; (f) after this Deed of Trust is recorded Grantee has the right to contact the other parties to the Permitted Exceptions to confirm the status thereof, and Grantor shall, from time to time, at the request of Grantee, request of such parties a certificate confirming such information regarding the Permitted Exceptions as Grantee may request; and (g) Grantor shall forever warrant and defend the Property unto Grantee against all claims and demands of any other person whatsoever, subject only to nondelinquent taxes and assessments and the Permitted Exceptions. This Deed of Trust shall be, at all times, the first Deed of Trust and senior encumbrance on the Property.

1.2 Nonagricultural Use. Grantor represents and warrants to Grantee that the Property is not used principally for agricultural purposes.

2. Grantor’s Covenants.

2.1 Payment and Performance of Secured Obligations. Grantor shall pay when due all sums that are now, or that may become, owing under the Note, and shall pay and perform all other Secured Obligations in accordance with their terms.

2.2 Payment of Taxes, Utilities, Liens and Charges.

a. Taxes and Assessments. Grantor shall pay when due, directly to the payee thereof, all taxes and assessments (including, without limitation, nongovernmental levies or assessments such as maintenance charges, owner association dues or charges or fees, levies or charges resulting from covenants, conditions or restrictions) levied, assessed, or charged against, or with respect to, the Property or this Deed of Trust. Upon request, Grantor shall promptly furnish to Grantee all notices of amounts due under this subparagraph and all receipts evidencing such

payments.

b. Utilities. Grantor shall pay when due all utility charges and assessments for services furnished the Property.

c. Labor and Materials. Grantor shall pay when due the claims of all persons supplying labor or materials to or in connection with the Property.

d. Liens and Charges. Grantor shall promptly discharge any lien, encumbrance, or other charge (other than the Permitted Exceptions), whether superior or inferior to this Deed of Trust, which may be claimed against the Property; provided that Grantor shall have the right to contest the amount or validity in whole or in part of any lien, encumbrance, or other charge against the Property by appropriate proceedings conducted in good faith and with due diligence, in which event Grantor, upon prior written notice to Grantee, may postpone or defer payment of such lien, encumbrance, or other charge so long as: (i) such proceedings shall operate to prevent the collection of the lien, encumbrance or other charge; (ii) neither the Property nor any part thereof will, by reason of such postponement or deferment, be in danger of being forfeited or lost; and (iii) Grantor, before the date such lien, encumbrance, or other charge becomes delinquent, gives such reasonable security as may be requested by Grantee to ensure payment thereof and prevent any forfeiture or loss of the Property or any part thereof.

e. Taxes, Assessments and Other Charges Imposed on Grantee. If, at any time after the date of this Deed of Trust, any law is enacted or changed (including any interpretation thereof) that subjects Grantee to any increase in any tax (except federal income taxes), assessment, or other charge, in any form measured by, or based on, any portion of the indebtedness secured by this Deed of Trust, Grantor shall pay such increased amount to Grantee on demand; provided that, if any such payment would be unlawful, Grantee may declare all accrued interest and the entire principal balance of the Note immediately due and payable.

2.3 Insurance.

a. Coverages Required. Grantor shall keep the following insurance coverages in effect with respect to the Property:

(1) Insurance against loss by fire and the hazards now or hereafter covered by the standard "All Risk" (Builders Risk) form of insurance, in an amount equal at all times to the full insurable value of the Improvements. All such insurance coverage shall contain a "replacement cost endorsement" without reduction for depreciation with a waiver of the coinsurance clause (or an agreed amount endorsement with an inflation guard endorsement), and shall contain such other endorsements as Grantee may reasonably request. All such endorsements shall be in form and substance reasonably satisfactory to Grantee; and

(2) General liability insurance against claims for bodily injury, death, or property damage occurring on, in, or about the Property in amounts and on terms acceptable to Grantee.

b. Policies. Each insurance policy shall be with a company and in a

form acceptable to Grantee. Each hazard insurance policy shall include a lender's loss payable endorsement in favor of Grantee. Each liability insurance policy shall name Grantee as an additional insured. All required policies will provide for at least ten (10) days' written notice to Grantee prior to the effective date of any cancellation or material amendment, which term shall include any reduction in the scope or limits of coverage. Grantor shall furnish to Grantee a copy of each required insurance policy, together with a certificate of insurance setting forth the coverage, the limits of liability, the carrier, the policy number, and the expiration date. As security for the Secured Obligations, Grantor hereby assigns to Grantee all required insurance policies, together with all proceeds thereof, rights thereto, and all unearned premiums returnable upon cancellation.

c. Payment; Renewals. Grantor shall promptly furnish to Grantee copies of all renewal notices relating to insurance policies. Grantor shall pay all premiums on insurance policies directly to the carrier. At least thirty (30) days prior to the expiration date of each such policy, Grantor shall furnish to Grantee a copy of a renewal policy in a form acceptable to Grantee, together with evidence that the renewal premium has been paid.

d. Application of Insurance Proceeds. In the event of any material loss, Grantor shall give prompt written notice thereof to the insurance carrier and to Grantee. Grantor hereby authorizes Grantee as Grantor's attorney-in-fact to make proof of loss, to adjust and compromise any claim, to commence, appear in and prosecute, in Grantee's or Grantor's name, any action relating to any claim, and to collect and receive insurance proceeds; provided, however, that Grantee shall have no obligation to do so. Grantee shall apply any insurance proceeds received by it hereunder first to the payment of the costs and expenses incurred in the collection of the proceeds and then, in its absolute discretion and without regard to the adequacy of its security, to:

(1) The payment of the Secured Obligations, whether then due and payable or not. Any such application of proceeds to principal on the Note shall be without the imposition of any prepayment fee otherwise payable under the Note, but shall not extend or postpone the due dates of the payments under the Note, or change the amounts thereof; or

(2) The reimbursement of Grantor, under Grantee's prescribed disbursement control procedures, for the cost of restoration or repair of the Property. Grantee may, at its option, condition the reimbursement on Grantee's approval of the plans and specifications of the reconstruction, contractor's cost estimates, architect's certificates, waivers of liens, sworn statements of mechanics and materialmen, and such other evidence of costs, percentage completion of construction, application of payments and satisfaction of liens as Grantee may reasonably require.

Except to the extent that insurance proceeds are applied to payment of the Secured Obligations, nothing herein contained shall be deemed to excuse Grantor from restoring, repairing, or maintaining the Property as provided for in Section 2.4, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount.

e. Application of Insurance Proceeds to Restoration. Notwithstanding the provisions of Section 2.3(d), Grantor, rather than Grantee, shall have the right to direct the

application of insurance proceeds to payment of the Secured Obligations or to repair or restoration of the Property upon satisfaction of each of the following conditions:

(1) There is then no Event of Default nor any event or condition which would be an Event of Default if not cured within the time allowed;

(2) If the proceeds are to be applied to repair or restoration, then in addition to the matters required under Section 2.3(d)(2) above, Grantee shall have approved each of the following with respect to the repair or restoration: (i) the construction contract, and if required by Grantee, payment and performance bonds with a dual obligee rider; (ii) evidence that the insurance proceeds are adequate to restore the Property to its condition immediately prior to the casualty, and if insufficient, the deficiency shall be deposited with Grantee for disbursement prior to disbursement of insurance proceeds; (iii) evidence that Grantor has funds sufficient to pay operating expenses, taxes, debt service, and other carrying costs of the Property through the period of repair or restoration; (iv) evidence that upon such repair or restoration the Property shall be in compliance with all applicable laws, ordinances and regulations; (v) evidence that such repair or restoration of the Property will be completed at least 30 days before the current maturity date under the Note; and (vi) evidence that upon the completion of any such repair or restoration the Property will produce sufficient income and be of sufficient value to be adequate security for the Secured Obligations; and

(3) Grantor shall execute and deliver to Grantee such additional security documents and instruments as Grantee deems necessary to continue to perfect Grantee's security interests in, and liens on, the Property.

f. Transfer of Title. If the Property is sold pursuant to Section 3, or if Grantee otherwise acquires title to the Property, Grantee shall have all of the right, title, and interest of Grantor in and to any insurance policies and unearned premiums thereon and in and to the proceeds resulting from any damage to the Property prior to such sale or acquisition.

2.4 Preservation and Maintenance of Property; Right of Entry.

a. Preservation and Maintenance. Grantor represents and warrants that the Improvements are free from damage caused by fire or other casualty. Grantor shall: (i) not commit or suffer any waste or permit any impairment or deterioration of the Property; (ii) not abandon the Property; (iii) restore or repair promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition, or such other condition as Grantee may approve in writing, in the event of any damage, injury, or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair; (iv) keep the Property, including, fixtures, equipment, machinery, and appliances thereon, in good condition and repair and shall replace fixtures, equipment, machinery, and appliances of the Property when necessary to keep such items in good condition and repair; and (v) generally operate and maintain the Property in a reasonable manner.

b. Alterations. None of the Improvements shall be structurally altered, removed, or demolished, in whole or in part, without Grantee's prior written consent.

2.5 Use of Property. Grantor shall comply with all laws, ordinances, regulations, and requirements of any governmental body, and all other covenants, conditions, and restrictions applicable to the Property and its intended use, and pay all fees and charges in connection therewith. Unless required by applicable law or unless Grantee has otherwise agreed in writing, Grantor shall not allow changes in the use for which all or any part of the Property was intended at the time this Deed of Trust was executed. Grantor shall not initiate or acquiesce in a change in the zoning classification of the Property without Grantee's prior written consent.

2.6 Condemnation.

a. Proceedings. Grantor shall promptly notify Grantee of any action or proceeding relating to any condemnation or other taking (including, without limitation, any change in the grade of the Property), whether direct or indirect, of the Property or part thereof or interest therein, and Grantor shall appear in and prosecute any such action or proceeding unless otherwise directed by Grantee in writing. Grantor authorizes Grantee, at Grantee's option, as attorney-in-fact for Grantor, to commence, appear in, and prosecute, in Grantee's or Grantor's name, any action or proceeding relating to any such condemnation or other taking, and to settle or compromise any claim in connection with such condemnation or other taking. All such awards, payments, damages, direct, consequential, and otherwise, claims and proceeds thereof, in connection with any such condemnation or other taking, or for conveyances in lieu of condemnation, are hereby assigned to Grantee, and all proceeds of any such awards, payments, damages, or claims shall be paid to Grantee.

b. Application of Condemnation Proceeds. Grantee shall apply any such proceeds in the manner and upon the terms and conditions set forth in Section 2.3(d) relating to the application of insurance proceeds.

2.7 Protection of Grantee's Security. Grantor shall give notice to Grantee of, and shall appear in and defend, any action or proceeding that may affect the Property, the interests of Grantee or Trustee therein, or the rights or remedies of Grantee or Trustee under the Loan Documents. If any such action or proceeding is commenced and there is an uncured Event of Default, or Grantor fails to perform any of the Secured Obligations, Grantee or Trustee may, at their option, make any appearances, disburse any sums, pay or settle any claims that have resulted in or may result in a lien of any portion of the property, make any entries upon the Property and take any actions as may be necessary or desirable to: (i) protect or enforce the security of this Deed of Trust; (ii) remedy Grantor's failure to perform the Secured Obligations (without waiving such default by Grantor); or (iii) otherwise protect Grantee's or Trustee's interests. Grantor shall pay all losses, damages, fees, costs, and expenses incurred by Grantee and Trustee in taking such actions; including, without limitation, reasonable legal fees.

2.8 Reimbursement of Grantee's and Trustee's Expenses. All amounts disbursed by Grantee and Trustee pursuant to Section 2.7 or any other provision of this Deed of Trust or the other Loan Documents, with interest thereon at the default rate set forth in the Note from the date of disbursement until repaid, shall constitute a Secured Obligation. All such amounts shall be immediately due and payable and bear interest from the date of disbursement at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law.

3. Restrictions on Transfer or Encumbrance. Neither the Property, nor any part thereof, or interest therein, shall be encumbered, sold (by contract or otherwise), or conveyed, gifted, or otherwise transferred by Grantor; nor shall there be any change in the ownership or control of any of the membership interests in Grantor. Any such action, without Grantee's prior written consent, shall be deemed to increase the risk of Grantee and shall constitute an Event of Default triggering the acceleration of all sums due and owing under the Note with Grantee having all of the remedies available to it under this Deed of Trust, including but not limited to those set forth in Section 7 below. Grantee may, in its sole discretion, consent to any such action subject to such terms and conditions as Grantee may require.

4. Uniform Commercial Code Security Agreement.

4.1 Grant to Grantee. This Deed of Trust constitutes a security agreement pursuant to the Uniform Commercial Code with respect to:

a. Any of the Property that, under applicable law, is not real property or effectively made part of the real property by the provisions of this Deed of Trust; and

b. Any and all other property now or hereafter described on any Uniform Commercial Code Financing Statement naming Grantor as Debtor and Grantee as Secured Party and affecting property in any way connected with the use and enjoyment of the Property (any and all such other property constituting "**Property**" for purposes of this Deed of Trust); and

c. Grantor hereby grants Grantee a security interest in all property described in clauses (a) and (b) above as security for the Secured Obligations. Grantor and Grantee agree, however, that neither the foregoing grant of a security interest nor the filing of any such financing statement shall be construed as limiting the parties stated intention that everything used in connection with the production of income from the Property, or adapted for use therein, or which is described or reflected in this Deed of Trust, is and at all times shall be regarded as part of the Land.

4.2 Grantee's Rights and Remedies. With respect to the Property subject to the foregoing security interest, Grantee shall have all of the rights and remedies: (a) of a secured party under the Uniform Commercial Code; (b) provided herein, including, without limitation, the right to cause such Property to be sold by Trustee under the power of sale granted by this Deed of Trust; and (c) provided by law. In exercising its remedies, Grantee may proceed against the items of real property and any items of personal property separately or together and in any order whatsoever, without in any way affecting the availability of Grantee's remedies. Upon demand by Grantee following an Event of Default hereunder, Grantor shall assemble any items of personal property and make them available to Grantee at the Land. Grantee shall give Grantor at least five days' prior written notice of the time and place of any public sale or other disposition of such Property or of the time of or after which any private sale or any other intended disposition is to be made. Any person permitted by law to purchase at any such sale may do so. Such Property may be sold at any one or more public or private sales as permitted by applicable law.

5. Assignment of Rents and Leases.

5.1 Assignment of Rents and Leases. As security for the Secured Obligations, Grantor assigns and transfers to Grantee and grants Grantee a security interest in and to all right, title and interest of Grantor in and to: (a) any and all present and future leases, subleases, and other agreements for the occupancy or use of all or any part of the Property, and any and all extensions, renewals and replacements thereof ("Leases"); (b) all cash or security deposits, advance rentals, and deposits of a similar nature under the Leases; (c) any and all guarantees of tenants' or occupants' performances under any and all Leases; and (d) all rents, issues, profits, and revenues ("Rents") now due or which may become due or to which Grantor may now or shall hereafter become entitled or may demand or claim (including Rents coming due during any redemption period), arising or issuing from or out of any and all Leases, including, without limitation, minimum, additional, percentage, and deficiency rents and liquidated damages.

5.2 Collection of Rents. Prior to any Event of Default hereunder, Grantor shall have a license to, and shall, collect and receive all Rents of the Property as trustee for the benefit of Grantee and Grantor, apply the Rents so collected first to the payment of taxes, assessments and other charges on the Property prior to delinquency, second to the cost of insurance, maintenance, and repairs required by the terms of this Deed of Trust, and third to the Secured Obligations, with the balance, if any, to the account of Grantor provided there is no Event of Default. Upon delivery of written notice by Grantee to Grantor of an Event of Default hereunder and stating that Grantee exercises its rights to the Rents, and without the necessity of Grantee entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Grantee shall immediately be entitled to possession of all Rents from the Property as the same become due and payable, including, without limitation, Rents then due and unpaid, and all such Rents shall immediately upon delivery of such notice be held by Grantor as trustee for the benefit of Grantee only. Upon delivery of such written notice by Grantee, Grantor hereby agrees to direct each tenant or occupant of the Property to pay all Rents to Grantee on Grantee's written demand therefore, without any liability on the part of said tenant or occupant to inquire further as to the existence of an Event of Default by Grantor. Grantor hereby authorizes Grantee as Grantor's attorney-in-fact to make such direction to tenants and occupants upon Grantor's failure to do so as required herein. Payments made to Grantee by tenants or occupants shall, as to such tenants and occupants, be in discharge of the payors' obligations to Grantor. Grantee may exercise, in Grantee's or Grantor's name, all rights and remedies available to Grantor with respect to collection of Rents. Nothing herein contained shall be construed as obligating Grantee to perform any of Grantor's obligations under any of the Leases.

5.3 Grantor's Representations and Warranties. Grantor hereby represents and warrants to Grantee that Grantor has not executed, and will not execute, any other assignment of said Leases or Rents that Grantor has not performed, and will not perform, any acts and has not executed and will not execute any instrument which would prevent Grantee from exercising its rights under this Section 5. Grantor shall execute and deliver to Grantee such further assignments of Rents and Leases of the Property as Grantee may from time-to-time request.

5.4 Leases of the Property. Grantor shall comply with and observe Grantor's obligations as landlord under all Leases and will do all that is necessary to preserve all Leases in

force and free from any right of counterclaim, defense or setoff. At Grantee's request, Grantor shall furnish Grantee with executed copies of all Leases now existing or hereafter made.

5.5 Grantee in Possession; Appointment of Receiver. Upon any Event of Default, Grantee may, in person, by agent, or by a court-appointed receiver, regardless of the adequacy of Grantee's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof in the same manner and to the same extent as Grantor could do the same, including, without limitation, the execution, enforcement, cancellation, and modification of Leases, the collection of all Rents of the Property, the removal and eviction of tenants and other occupants, the making of alterations and repairs to the Property, and the execution and termination of contracts providing for management or maintenance of the Property, all on such terms as are deemed best by Grantee to protect the security of this Deed of Trust. From and after any Event of Default, if any owner of the Property shall occupy the Property or part thereof such owner shall pay to Grantee in advance on the first day of each month a reasonable rental for the space so occupied, and upon failure so to do Grantee shall be entitled to remove such owner from the Property by any appropriate action or proceedings. Following an Event of Default, Grantee shall be entitled (regardless of the adequacy of Grantee's security) to the appointment of a receiver, Grantor hereby consenting to the appointment of such receiver. Said receiver may serve without bond and may be Grantee or an employee of Grantee. The receiver shall have, in addition to all the rights and powers customarily given to and exercised by such receivers, all the rights and powers granted to Grantee in this Section 5. Grantee or the receiver shall be entitled to receive a reasonable fee for so managing the Property.

5.6 Application of Rents. All Rents collected subsequent to delivery of written notice by Grantee to Grantor of an Event of Default shall be applied first to the costs, if any, of taking control of and managing the Property and collecting the Rents, including, without limitation, attorneys' fees, receiver's fees, premiums on receiver's bonds, costs of maintenance and repairs to the Property, premiums on insurance policies, taxes, assessments, and other charges on the Property, and the costs of discharging any obligation or liability of Grantor under the Leases, and then to other Secured Obligations. Grantee or the receiver shall be liable to account only for those Rents actually received. Grantee shall not be liable to Grantor, anyone claiming under or through Grantor or anyone having an interest in the Property by reason of anything done or left undone by Grantee under this Section.

5.7 Deficiencies. To the extent, if any, that the costs of taking control of and managing the Property, collecting the Rents, and discharging obligations and liabilities of Grantor under the Leases, exceed the Rents of the Property, the excess sums expended for such purposes, plus interest, shall constitute a Secured Obligation. Such excess sums shall be payable upon demand by Grantee and shall bear interest from the date of disbursement at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law.

5.8 Grantee Not Mortgagee in Possession. Nothing herein shall constitute Grantee a "mortgagee in possession" prior to its actual entry upon and taking possession of the Property. Entry upon and taking possession by a receiver shall not constitute possession by Grantee.

5.9 Enforcement. Grantee may enforce this assignment without first resorting to or

exhausting any security or collateral for the Secured Obligations.

6. Events of Default.

6.1 Events of Default. Any one or more of the following is an “*Event of Default*” under this Deed of Trust:

- a. Grantor fails to make any payment under this Note within ten (10) calendar days from its due date;
- b. Grantor fails to comply with, or perform when due any, other term, obligation, covenant, or condition contained in the Note or this Deed of Trust;
- c. The filing of a complaint for receivership against Grantor or the filing of a voluntary or involuntary petition for bankruptcy or for reorganization by or against Grantor (unless such complaint or petition is released or discharged within sixty (60) days of such filing); or
- d. Grantor enters into any other loan agreement, financing, or other loan obligation during the term of this Note, encumbering the Property, unless consented to in writing by Lender in advance.

6.2 Inapplicability of Cure Periods. All cure periods provided in this Deed of Trust or the other Loan Documents shall be inapplicable if, in Grantee’s reasonable judgment, the default is not capable of being cured within the time allowed, or a delay in Grantee’s enforcement of its rights and remedies is likely to result in a material impairment of its security.

6.3 Form of Notice. At Grantee’s option, any written notice of default given to Grantor under Section 7.1 may be given in the form of a statutory notice of default under the Washington Deed of Trust Act or any other form as Grantee may elect.

7. Remedies.

7.1 Acceleration Upon Default; Additional Remedies. Upon any Event of Default, Grantee may, at its option upon ten (10) days after notice of default is given to Grantor, exercise any one or more of the following actions:

- a. Declare all the Secured Obligations immediately due and payable;
- b. Bring a court action to enforce the provisions of this Deed of Trust or any of the other Loan Documents;
- c. Foreclose this Deed of Trust as a mortgage;
- d. Cause any or all of the Property to be sold under the power of sale granted by this Deed of Trust in any manner permitted by applicable law;
- e. Obtain a deficiency judgment if the net sales proceeds of any sale of the Property under the power of sale granted by this Deed of Trust are insufficient to pay in full

all of the Secured Obligations;

- f. Elect to exercise its rights with respect to the Leases and the Rents;
- g. Exercise any or all of the other rights and remedies under this Deed of Trust and the other Loan Documents; or
- h. Exercise any other right or remedy available under law or in equity.

7.2 Exercise of Power of Sale. For any sale under the power of sale granted by this Deed of Trust, Grantee or Trustee shall record and give all notices required by law and then, upon the expiration of such time as is required by law, Trustee may sell the Property upon any terms and conditions specified by Grantee and permitted by applicable law.

Trustee may postpone any sale by public announcement at the time and place noticed for the sale. If the Property includes several lots or parcels, Grantee in its discretion may designate their order of sale or may elect to sell all of them as an entirety. The Property, real, personal and mixed, may be sold in one parcel. To the extent any of the Property sold by the Trustee is personal property, then Trustee shall be acting as the agent of Grantee in selling such Property. Any person permitted by law to do so may purchase at any sale.

Upon any sale, Trustee will execute and deliver to the purchaser or purchasers a deed or deeds conveying the Property sold, but without any covenant or warranty, express or implied, and the recitals in the Trustee's deed showing that the sale was conducted in compliance with all the requirements of law shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value.

7.3 Application of Sale Proceeds. Except as may otherwise be required by law, the proceeds of any sale under this Deed of Trust shall be applied in the following priority:

- a. Payment of the costs and expenses of the sale; including, without limitation, Trustee's fees, reasonable legal fees and disbursements, title charges and transfer taxes, and payment of all expenses, liabilities, and advances of Trustee, together with interest on all advances made by Trustee from date of disbursement at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law;
- b. Payment of all sums expended by Grantee under the terms of this Deed of Trust and not yet repaid, together with interest on such sums from date of disbursement at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law;
- c. Payment of all other Secured Obligations in any order that Grantee chooses; and
- d. The remainder, if any, to the person or persons legally entitled to it.

7.4 Waiver of Order of Sale and Marshalling. Grantee shall have the right to determine the order in which any or all portions of the Secured Obligations are satisfied from the proceeds realized upon the exercise of any remedies provided herein. To the fullest extent

permitted by law, Grantor, any party who consents to this Deed of Trust and any party who now or hereafter acquires a security interest in the Property and who has actual or constructive notice hereof, hereby waives any and all right to require marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein, or to direct the order in which any of the Property will be sold in the event of any sale under this Deed of Trust.

7.5 Non-waiver of Defaults. The entering upon, and taking possession of, the Property, the collection of Rents or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the Property, and the application or release thereof as herein provided, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

7.6 Expenses During Redemption Period. If this Deed of Trust is foreclosed as a mortgage, and the Property sold at a foreclosure sale, the purchaser may, during any redemption period allowed, make such repairs or alterations on the Property as may be reasonably necessary for the proper operation, care, preservation, protection, and insuring thereof. Any sums so paid, together with interest thereon from the time of such expenditure at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law, shall be added to and become a part of the amount required to be paid for redemption from such sale.

7.7 Foreclosure Subject to Tenancies. Grantee shall have the right at its option to foreclose this Deed of Trust subject to the rights of any tenant or tenants of the Property.

7.8 Remedies Cumulative. To the extent permitted by law, every right and remedy provided in this Deed of Trust is distinct and cumulative to all other rights or remedies under this Deed of Trust or afforded by law or equity or any other agreement between Grantee and Grantor, and may be exercised concurrently, independently, or successively, in any order whatsoever. Grantee may exercise any of its rights and remedies at its option without regard to the adequacy of its security.

7.9 Grantee's and Trustee's Expenses. Grantor shall pay all of Grantee's and Trustee's expenses incurred in any efforts to enforce any terms of this Deed of Trust, whether or not any suit is filed, including, without limitation, legal fees and disbursements, foreclosure costs, title charges, and expenses incurred in any bankruptcy, reorganization, liquidation, receivership or similar proceeding. All such sums, with interest thereon, shall be additional indebtedness of Grantor secured by this Deed of Trust. Such sums shall be immediately due and payable and shall bear interest from the date of disbursement at the lesser of the default rate set forth in the Note, or the maximum rate permitted by law.

8. General.

8.1 No Offset. Grantor's obligation to timely pay and perform all obligations under the Note, this Deed of Trust, and the other Loan Documents shall be absolute and unconditional and shall not be affected by any event or circumstance; including, without limitation, any setoff, counterclaim, abatement, suspension, recoupment, deduction, defense, or any other right that Grantor or any guarantor may have or claim against Grantee or any other person or entity. The foregoing shall not constitute a waiver of any claim or demand which Grantor or any guarantor

may have in damages or otherwise against Grantee or any other person or entity; provided that Grantor shall maintain a separate action thereon.

8.2 Application of Payments. Except as applicable law or this Deed of Trust may otherwise provide, all payments received by Grantee under the Note or this Deed of Trust shall be applied by Grantee in the following order of priority: (a) Grantee's and Trustee's expenses incurred in any efforts to enforce any terms of this Deed of Trust; (b) interest payable on advances made to protect the security of this Deed of Trust; (c) principal of such advances; (d) amounts payable to Grantee by Grantor under Section 3 for reserves; (e) interest and late charges payable on the Note; (f) principal of the Note; and (g) any other Secured Obligations in such order as Grantee, at its option, may determine; provided, however, that Grantee may, at its option, apply any such payments received to interest on or principal of the Note prior to applying such payments to interest on and principal of advances made to protect the security of this Deed of Trust.

8.3 Reconveyance. Upon payment of all Secured Obligations, Grantee shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing the Secured Obligations to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Such person or persons shall pay Trustee's reasonable costs incurred in so reconveying the Property.

8.4 Successor Trustee. In accordance with applicable law, Grantee may, from time to time, appoint a successor trustee to any Trustee appointed hereunder. 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.

8.5 Grantee's Powers. Without affecting the liability of any person for payment or performance of the Secured Obligations or any of Grantee's rights or remedies, Grantee, at its option, may extend the time for payment of the Secured Obligations or any part thereof, reduce payment thereon, release anyone liable thereon, accept a renewal note or notes therefore, modify the terms and time of payment thereof, release the lien of this Deed of Trust on any part of the Property, take or release other or additional security, release or reconvey or cause to be released or reconveyed all or any part of the Property, or consent and/or cause Trustee to consent to the making of any map or plat of the Property, consent or cause Trustee to consent to the granting of any easement or creating any restriction on the Property, or join or cause Trustee to join in any subordination or other agreement affecting this Deed of Trust or the lien or charge hereof. Grantor shall pay Grantee a reasonable service charge, together with such title insurance premiums and attorneys' fees as may be incurred at Grantee's option, for any such action if taken at Grantor's request.

8.6 Subrogation. Grantee shall be subrogated for further security to the lien, although released of record, of any and all encumbrances discharged, in whole or in part, by the proceeds of the Note or any other indebtedness secured hereby.

8.7 Limitation on Interest and Charges. The interest, fees, and charges under the Loan Documents shall not exceed the maximum amounts permitted by any applicable law. If any

such interest, fee or charge exceeds the maximum, the interest, fee or charge shall be reduced by the excess and any excess amounts already collected from Grantor shall be refunded. Grantee may refund such excess either by treating the excess as a prepayment of principal under the Note or by making a direct payment to Grantor. The provisions of this Section shall control over any inconsistent provision in the Loan Documents.

8.8 Additional Documents; Power of Attorney. Grantor, from time to time, shall execute, acknowledge and deliver to Grantee upon request, and hereby irrevocably appoints Grantee its attorney-in-fact, exercisable upon an Event of Default, to execute, acknowledge, deliver and if appropriate file and record, such security agreements, assignments for security purposes, assignments absolute, financing statements, affidavits, certificates, and other documents, in form and substance satisfactory to Grantee, as Grantee may request in order to perfect, preserve, continue, extend in time or maintain the assignments herein contained, the lien and security interest under this Deed of Trust, and the priority thereof Grantor shall pay to Grantee upon request therefore all costs and expenses incurred in connection with the preparation, execution, recording and filing of any such document. Grantor hereby authorizes Grantee to cause to be filed such financing statements as reasonably deemed necessary to perfect, preserve, continue, extend in time, or maintain the liens and security interests herein contained.

8.9 Forbearance by Grantee Not a Waiver. Any forbearance by Grantee 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 right or remedy, and no waiver by Grantee of any particular default shall constitute a waiver of any other default or of any similar default in the future. Without limiting the generality of the foregoing, the acceptance by Grantee of payment of any of the Secured Obligations after the due date thereof shall not be a waiver of Grantee's right to either require prompt payment when due of all other sums so secured or to declare a default for failure to make prompt payment. The procurement of insurance or the payment of taxes or other liens or charges by Grantee shall not be a waiver of Grantee's right to accelerate the maturity of the indebtedness secured by this Deed of Trust, nor shall Grantee's receipt of any awards, proceeds or damages under Sections 2.3 and 2.6 operate to cure or waive Grantor's default in payment of the Secured Obligations.

8.10 Entire Agreement; Modifications and Waivers. This Deed of Trust, together with the other Loan Documents, constitute the entire understanding and agreement of Grantor and Grantee with respect to the Loan. The Loan Documents supersede all prior negotiations, discussions, and agreements with respect to the Loan, may not be contradicted by evidence of any alleged oral agreement, and may not be waived, changed, discharged, or terminated except by an instrument in writing signed by the party against whom enforcement of any waiver, change, discharge or termination is sought.

8.11 Notice. Any notice under this Deed of Trust shall be delivered or mailed, return receipt requested, to the parties at the addresses noted above. Either party may change its address by delivery of written notice to the other. Notices which are mailed shall be deemed delivered three (3) days after its postmark.

8.12 Governing Law; Severability; Headings. Except to the extent that the federal laws of the United States of America provide Grantee with greater rights or remedies, this

Deed of Trust shall be governed by the laws of the State of Washington. If any provision or clause of this Deed of Trust conflicts with applicable law, such conflicts shall not affect other provisions or clauses hereof which can be given effect without the conflicting provision, and to this end the provisions hereof are declared to be severable. The headings of the paragraphs and subsection names of this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.

8.13 Definitions. As used herein: the term “*Grantor*” means Grantor herein named, together with any subsequent owner of the Property or any part thereof or interest therein; the term “*Trustee*” means the Trustee herein named, together with any successor Trustee; and the term “*Grantee*” means Grantee herein named, together with any subsequent owner or holder of the Note or any interest therein, including pledges, assignees, and participants.

8.14 Successors and Assigns; Agents. This Deed of Trust shall bind and inure to the benefit of the parties hereto and their respective heirs, devisees, legatees, administrators, executors, successors, and assigns, subject to the provisions of Section 3. In exercising any rights hereunder or taking actions provided for herein, Grantee and Trustee may act through their respective employees, agents or independent contractors as authorized by Grantee and Trustee.

8.15 Time. Time is of the essence in connection with all obligations of Grantor herein.

8.16 Request for Notice. Grantor hereby requests that a copy of any notice of default and notice of sale hereunder be mailed to it at its address set forth at the beginning of this Deed of Trust.

8.17 Assignment of Loan Documents. Grantee may assign the Loan Documents in whole or in part. Grantee may make available to any proposed assignee or participant all credit and financial data with respect to Grantor and any guarantor as may be in the possession of Grantee. Grantor agrees to provide any additional information that any proposed assignee or participant may reasonably request.

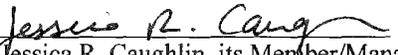
ORAL AGREEMENTS OR ORAL COMMITMENTS TO LEND MONEY, EXTEND CREDIT, OR FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

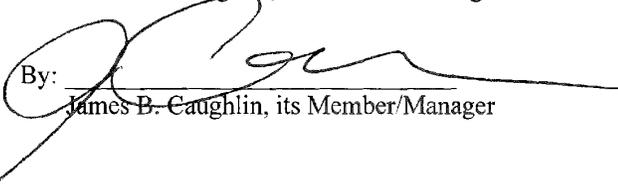
(Signatures on following page.)

IN WITNESS WHEREOF, Grantor has executed this Deed of Trust as of the date first above written.

GRANTOR:

215 E. FIR LLC, a Washington
limited liability company

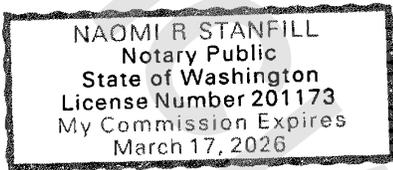
By: 
Jessica R. Caughlin, its Member/Manager

By: 
James B. Caughlin, its Member/Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of Nov. 2025, I certify that I know or have satisfactory evidence that **Jessica Caughlin and James Caughlin** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Members/Managers of 215 E. Fir LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Naomi R. Stanfill
Printed Name: Naomi R. Stanfill
Notary Public in and for the State of Washington
residing at Sedro Woolley, WA
My commission expires: 03-17-26

**EXHIBIT A
to Deed of Trust
Legal Description**

PARCEL A:

That portion of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the County Road, which extends along the South line of said Section, 410.3 feet East of the West line of said Section;
Thence North 120 feet;
Thence East 60 feet;
Thence South 120 feet to the North line of the County Road;
Thence West along the County Road 60 feet to the point of beginning.

Situate in Skagit County, Washington.

PARCEL B:

The West 5 feet of the South 15 feet of the following described real property:

That portion of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the north line of the County Road, which extends along the South line of said Section 17, 470.3 feet East of the West line of said Section 17;
Thence North 10 feet;
Thence East 60 feet;
Thence South 120 feet to the North line of the County Road;
Thence West along the County Road 60 feet to the point of beginning.

Situated in Skagit County, Washington.

SUBJECT TO All easements, exceptions, restrictions, and reservations of record.