

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Alston, Courtnage & Bassett LLP  
Attn: Adam Coady  
600 University Street, Suite 2310  
Seattle, WA 98101

**CHICAGO TITLE NCS: 253586-NCS  
CT 620060666**

**MORTGAGE**

**Mortgagor/Grantor:** TWO BARN FARMS, LLC

**Mortgagee/Grantee:** M.V. GREENHOUSE, LLC

**Abbreviated Legal Description:** Lot 2, Short Plat No. 22-90 and Ptn. 13-34-3E, W.M, Skagit County, Washington  
Complete legal description on Exhibit A.

**Assessor's Tax Parcel ID#:** P21743 / 340313-1-061-0008  
P21662 / 340313-0-001-0001  
P21745 / 340313-0-062-0007  
P21747 / 340313-0-064-0005  
P21748 / 340313-0-065-0004

**Reference No.:** N/A

The mortgagor, TWO BARN FARMS, LLC, a Washington limited liability company (“**Mortgagor**”), mortgages to M.V. Greenhouse, LLC (“**Mortgagee**”) to secure payment of the sum of Eight Hundred Eighty Thousand and No/100 Dollars (\$880,000.00) according to the terms of certain Promissory Note dated as of the date of this Mortgage, including, without limitation, any accrued interest, late fees, and default interest, and all renewals, modifications, and extensions thereof, the real estate situated in the County of Skagit, State of Washington and legally described on Exhibit A (the “**Property**”).

In case Mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement herein, then the whole indebtedness hereby secured shall forthwith become due and payable, at the election of Mortgagee.

Mortgagee shall have the right to assign this Mortgage to any other party, with prior written notice to Mortgagor.

To protect the security of this Mortgage, Mortgagor covenants and agrees:

1. To keep the Property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the Property.
2. To pay before delinquent all lawful taxes and assessments upon the Property; to keep the Property free and clear of all other charges, liens, or encumbrances impairing the security of this Mortgage.
3. To keep all buildings now or hereafter erected on the Property described herein continuously insured against loss by fire or other hazards in the sum no less than replacement value for the benefit of Mortgagee and to deliver all policies and renewals to Mortgagee in an amount not less than the total debt secured by this Mortgage. All policies shall be held by Mortgagee, and be in such companies as Mortgagee may approve and have loss payable first to Mortgagee, as its interest may appear, and then to Mortgagor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Mortgagee shall determine. Such application by Mortgagee shall not cause discontinuance of any proceedings to foreclose this Mortgage. In the event of foreclosure, all rights of Mortgagor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Mortgagee to foreclose this Mortgage.
5. To pay all costs, fees, and expenses in connection with this Mortgage.
6. Should Mortgagor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property hereinabove described, Mortgagee may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Mortgage.
7. As an express condition of Mortgagee making the loan secured by this Mortgage, Mortgagor shall not further encumber, pledge, mortgage, hypothecate, place any lien, charge or claim upon, or otherwise give as security the property or any interest therein nor cause or allow by operation of law the encumbrance of the Property or any interest therein without the written consent of a Mortgagee even though such encumbrance may be junior to the encumbrance created by this Property. Encumbrance of the Property contrary to the provisions of this provision shall constitute a default and Mortgagee may, at Mortgagee's option, declare the entire balance of principal and interest immediately due and payable, whether the same be created by Mortgagor or an unaffiliated third party asserting a judgment lien, mechanic's or materialmen's lien or any other type of encumbrance or title defect.

IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Mortgagee to be applied to said obligation.
9. By accepting payment of any sum secured hereby after its due date, Mortgagee does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. Upon default by Mortgagor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of Mortgagee. In such event, Mortgagee shall have all rights and remedies under law and equity.

11. This Mortgage applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Mortgagee shall mean the holder and owner of the note secured hereby, whether or not named as Mortgagee herein.

[Signatures and acknowledgments on following page.]

Dated January 20, 2026.

**MORTGAGOR:**

TWO BARN FARMS, LLC,  
a Washington limited liability company

By: [Signature]  
Name: John Thulen  
Its: Member

By: [Signature]  
Name: Debra Thulen  
Its: Member

State of Washington

County of Skagit

This record was acknowledged before me on January 20, 2026, by **John Thulen** as a Member of **Two Barn Farms, LLC**, a Washington limited liability company.

[Signature]  
(Signature of notary public)

(Stamp)

Notary Public  
(Title of office)  
My commission expires:  
(date) 7-25-28



State of Washington

County of Skagit

This record was acknowledged before me on January 20, 2026, by **Debra Thulen** as a Member of **Two Barn Farms, LLC**, a Washington limited liability company.

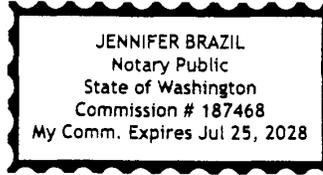
*Jennifer Brazil*  
(Signature of notary public)

(Stamp)

*Notary Public*  
(Title of office)

My commission expires:

■ *7-25-28*



**EXHIBIT A**  
**Legal Description**

PARCEL A:

A PORTION OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, SAID POINT BEING ON THE NORTH LINE OF LOT 2, OF SKAGIT COUNTY SHORT PLAT NO. 22-90, RECORDED IN BOOK 10 OF SHORT PLATS, PAGES 111 AND 112; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 13'02" EAST, A DISTANCE OF 850.15 FEET TO THE NORTHEAST CORNER OF SAID SHORT PLAT; THENCE ALONG THE EAST LINE THEREOF, SOUTH 01 DEGREE 15'37" WEST, A DISTANCE OF 662.71 FEET; THENCE SOUTH 89 DEGREES 10'15" EAST, A DISTANCE OF 1644.26 FEET TO THE EAST LINE OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 57'36" WEST, A DISTANCE OF 610.69 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE, NORTH 88 DEGREES 52'08" EAST, A DISTANCE OF 127.45 FEET; THENCE CONTINUING ALONG SAID FENCE AND A PROJECTION THEREOF, NORTH 00 DEGREES 14'01" WEST, A DISTANCE OF 326.10 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 29'11" EAST, A DISTANCE OF 360.26 FEET TO THE WEST LINE OF THE EAST 176 FEET OF THE NORTH 224 FEET OF THE WEST 1/2 OF GOVERNMENT LOT 1 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 44'51" EAST, A DISTANCE OF 184.04 FEET TO THE SOUTH LINE OF SAID NORTH 224 FEET; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 29'11" EAST, A DISTANCE OF 167.96 FEET TO A PROJECTION OF A FENCE COMING FROM THE SOUTH; THENCE ALONG SAID FENCE AND PROJECTION THEREOF, SOUTH 00 DEGREES 52'09" EAST, A DISTANCE OF 1266.41 FEET; THENCE NORTH 89 DEGREES 13'02" WEST, A DISTANCE OF 3162.30 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE AND PROJECTION THEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE NORTH 00 DEGREES 42'21" EAST, A DISTANCE OF 463.34 FEET; THENCE SOUTH 84 DEGREES 56'28" WEST, A DISTANCE OF 686.87 FEET; THENCE SOUTH 10 DEGREES 59'25" WEST A DISTANCE OF 74.47 FEET; THENCE SOUTH 84 DEGREES 24'33" WEST, A DISTANCE OF 348.53 FEET; THENCE NORTH 05 DEGREES 05'12" WEST, A DISTANCE OF 87.68 FEET; THENCE NORTH 85 DEGREES 00'17" WEST, A DISTANCE OF 137.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD TO THE MOST WESTERLY CORNER OF SAID LOT 2 OF SHORT PLAT NO. 22-90; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING;

EXCEPT ROADS AND DIKE RIGHT-OF-WAY.

ALSO EXCEPT THEREFROM, ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

1. THOSE PORTIONS ALONG THE NORTH LINE THEREOF LYING WITHIN PARCEL 5 OF THOSE CERTAIN PREMISES CONVEYED TO THE KRANGNES FAMILY LIMITED PARTNERSHIP DATED NOVEMBER 19, 1996, BY DEED RECORDED JANUARY 29, 1997 AS AUDITOR'S FILE NO. 9701290028;
2. THAT PORTION ALONG THE SOUTH LINE THEREOF LYING WITHIN THOSE PREMISES CONVEYED TO GERALD KOEFFEL BY DEED RECORDED FEBRUARY 15, 1963, AS AUDITORS FILE NO. 632197;

3. THAT PORTION IN THE SOUTHWEST CORNER THEREOF LYING WITHIN THOSE CERTAIN PREMISES CONVEYED TO THEODORE C. HUTCHINSON BY DEED RECORDED JANUARY 22, 1990, AS AUDITOR FILE NO. 9001220043,

4. THAT PORTION IN THE NORTHEAST CORNER THEREOF LYING WITHIN THOSE CERTAIN PREMISES CONVEYED TO ELSIE FORTIN, ET AL, BY DEED RECORDED JULY 13, 1998, AS AUDITOR'S FILE NO. 9807130095.

5. THE WEST 130 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP NORTH, RANGE 3 EAST, W.M. EXCEPT THE EAST 30 FEET AND EXCEPT THE DIKE RIGHT OF WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 22-90, RECORDED UNDER AUDITOR'S FILE NO. 9208180001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH ALL THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF THE SOUTH LINE OF SAID SHORT PLAT, WEST OF THE EAST LINE OF SAID SHORT PLAT EXTENDED SOUTHERLY, AND NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION, WHICH IS 386 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 60 RODS OF SAID GOVERNMENT LOT; THENCE NORTH 89°45' EAST, TO THE EAST LINE OF SAID SECTION AND THE TERMINUS OF THIS LINE DESCRIPTION;

AND TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WEST OF RIVER BEND ROAD, SOUTH OF THE SOUTH LINE OF LOT 1 SAID SHORT PLAT, EXTENDED WESTERLY, AND NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION, WHICH IS 570.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT, THENCE SOUTH 89°15'05" WEST, ALONG THE SOUTH LINE OF LOT 2 SAID SHORT PLAT, A DISTANCE OF 688.00 FEET, THENCE SOUTH 00°44'53" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 75.00 FEET, THENCE SOUTH 89°15'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF GOVERNMENT LOT 1, AND THE TERMINUS OF THIS LINE DESCRIPTION;

EXCEPT FROM ALL OF THE ABOVE, ROADS AND DIKE RIGHT-OF-WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON