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05/05/2026 02:05 PM Pages: 1 of 7 Fees: $613.00
Skagit County Auditor, WA

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Return Address:
Wells Fargo Bank,
National Association
MAC T7408-01V
4101 Wiseman Boulevard
Building 108, 1st Floor
San Antonio, TX 78251
General Phone Number: 210-543-3015
Attn: Loan Documentation

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)
1. FIRST MODIFICATION OF DEED OF TRUST AND ASSIGNMENT OF RENTS AND LEASES

Reference Number(s) of Documents assigned or released: 202008240142
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. GB MOUNT VERNON LLC, _____
2. _____, _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. WELLS FARGO BANK, NATIONAL ASSOCIATION (Beneficiary)
2. WELLS FARGO NATIONAL BANK WEST (Trustee)
Additional names on page _____ of document.

Abbreviated legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Lots 9 and 10, REO Family Properties

Assessor's Property Tax Parcel/Account Number
P124761 / 4899-000-009-0000 and P124762 / 4899-000-010-0000

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional $50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____ Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

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Recording Requested By,
And After Recording, Return To:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
MAC T7408-01V
4101 Wiseman Boulevard
Building 108, 1st Floor
San Antonio, TX 78251
General Phone Number: 210-543-3015
Attn: Loan Documentation

FIRST MODIFICATION OF DEED OF TRUST AND
ASSIGNMENT OF RENTS AND LEASES

Grantor (Grantor): GB MOUNT VERNON LLC
Grantee (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION
Grantee (Trustee): WELLS FARGO NATIONAL BANK WEST
Assessor's Tax Parcel/Account Numbers: P124761 / 4899-000-009-0000; P124762 / 4899-000-010-0000
Reference No. of Deed of Trust: 202008240142

THIS MODIFICATION (this "Modification") is entered into as of April 28, 2026, by and between GB MOUNT VERNON LLC, a Washington limited liability company ("Grantor"), and WELLS FARGO BANK, NATIONAL ASSOCIATION ("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 and Assignment of Rents and Leases dated as of August 19, 2020, executed by Grantor to WELLS FARGO NATIONAL BANK WEST, as Trustee, in favor of Beneficiary, and recorded on August 24, 2020, under Recording No. 202008240142, of the Records of Skagit County, Washington ("Deed of Trust").

B. The obligations secured by the Deed of Trust have been modified, and Grantor and Beneficiary have agreed to modify the Deed of Trust to accurately reflect the obligations secured thereby.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Deed of Trust is hereby modified to reflect as obligations secured thereby and included in the definition of Secured Obligations therein, in addition to any other Secured Obligations defined therein or arising thereunder, the payment to Beneficiary of all indebtedness and performance of all obligations evidenced by and arising under that certain Second Amended and Restated Revolving Reducing Note dated as of April 28, 2026, executed by GB TRUCK PROPERTIES LLC and payable to

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Beneficiary or its order, in the principal amount of Thirty Million and No/100 Dollars ($30,000,000.00) (which promissory note represents the refinancing of that certain promissory note dated as of February 9, 2023, as amended by the First Modification to Promissory Note dated August 19, 2025, and the Second Modification to Promissory Note, dated January 13, 2026, and secured by the Deed of Trust), together with interest thereon, and any such indebtedness or other obligations incurred under or in connection with the credit accommodation evidenced by said promissory note, even if not specifically referenced therein.

2. The Deed of Trust is hereby modified to reflect as obligations secured thereby and included in the definition of Secured Obligations therein, in addition to any other Secured Obligations defined therein or arising thereunder, the payment to Beneficiary of all liability, whether liquidated or unliquidated, defined, contingent, conditional or of any other nature whatsoever, and performance of all other obligations, arising under any swap, derivative, foreign exchange or hedge transaction or arrangement (or other similar transaction or arrangement howsoever described or defined) at any time entered into with Beneficiary in connection with any Secured Obligation.

3. The real property and the whole thereof 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.

4. 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.

[*remainder of page intentionally blank; signature pages follow*]

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

GRANTOR:

GB MOUNT VERNON LLC

By:_____
Name: Scott A. Gordon
Title: Manager

BENEFICIARY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By:_____
Name: Nicholas A. Wright
Title: Executive Director

[ACKNOWLEDGEMENTS COMMENCE ON THE FOLLOWING PAGE]

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STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that SCOTT A. GORDON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of GB MOUNT VERNON LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: April 27, 2026

Kathy F Dehart

Print Name: Kathy F Dehart
NOTARY PUBLIC for the State of Washington,
residing at Pierce County
My appointment expires: Sept 12, 2027

KATHY F DEHART
COMMISSION EXPIRES
NOTARY
180364
PUBLIC
9-12-27
STATE OF WASHINGTON

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Nicholas A. Wright is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as an Executive Director of WELLS FARGO BANK, NATIONAL ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED:_____

_____

Print Name: _____
NOTARY PUBLIC for the State of Washington,
residing at _____
My appointment expires:_____

[Notary Page to Modification to Deed of Trust – Eleanor Lane]

UNOFFICIAL DOCUMENT

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

GRANTOR:

GB MOUNT VERNON LLC

By:_____
Name: Scott A. Gordon
Title: Manager

BENEFICIARY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By:_____
Name: Nicholas A. Wright
Title: Executive Director

[ACKNOWLEDGEMENTS COMMENCE ON THE FOLLOWING PAGE]

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that SCOTT A. GORDON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of GB MOUNT VERNON LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED:_____

_____

Print Name: _____
NOTARY PUBLIC for the State of Washington,
residing at _____
My appointment expires:_____

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Nicholas A. Wright is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as an Executive Director of WELLS FARGO BANK, NATIONAL ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: April 28th, 2026

BRIANNE STONE
NOTARY PUBLIC #144959
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 29, 2026

Print Name: Brianne Stone
NOTARY PUBLIC for the State of Washington,
residing at Tacoma
My appointment expires: 8/29/2026

[Notary Page to Modification to Deed of Trust – Eleanor Lane]