

LOAN #: 260661532

Return Name and Address
Quorum Federal Credit Union
2500 Westchester Avenue, Suite 113
Purchase, NY 10577

Document Title(s)
DEED OF TRUST

Grantor(s) (Last Name, First Name, Middle Initial)
Hilsinger, Nicholas, AND Hilsinger, Kristi,

Additional names on page _____ of document

Grantee(s)
Quorum Federal Credit Union
2500 Westchester Avenue, Suite 113
Purchase, NY 10577

Additional names on page _____ of document

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/or Section or Lot/Block/Subdivision)

~~Please See Attached Legal Description~~ Lot(s): 36 Elk Estates

Additional legal is on page _____ of document

Assessor's Tax Parcel ID Number P119415

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

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

Trustee: Pacific Northwest Title



When recorded, return to:
Quorum Federal Credit Union
2500 Westchester Avenue, Suite 113
Purchase, NY 10577
800-874-5544

Assessor's Parcel or Account Number: **P119415**

Abbreviated Legal Description: ~~Please See Attached Legal Description~~

Lot(s): 36 EIK Estates

Full legal description located on page 2 [Include lot, block and plat or section, township and range]

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**TRUST DEED
LINE OF CREDIT
(Securing Future Advances)**

THIS DEED OF TRUST is made on **June 20, 2026**. The grantor is
NICHOLAS HILSINGER AND KRISTI HILSINGER, HUSBAND AND WIFE

The trustee is **Pacific Northwest Title**

("Borrower").

("Trustee"). The beneficiary is **Quorum Federal Credit Union, a Federal Credit Union,**

whose address is **2500 Westchester Avenue, Suite 113
Purchase, NY 10577**

In this Deed of Trust, the terms "you," "your" and "yours" refer to the grantor(s). The terms "we," "us" and "our" refer to the beneficiary.



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Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Deed of Trust ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of

ONE HUNDRED TWENTY SIX THOUSAND ONE HUNDRED THIRTY FIVE AND NO/100*****
 ***** Dollars (U.S. **\$126,135.00**).

All amounts due under the Agreement must be paid in full not later than **July 1, 2056**.

You agree that this Deed of Trust shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Deed of Trust shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement.

This Deed of Trust secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under this Deed of Trust to protect the security of this Deed of Trust; and (c) the performance of your covenants and agreements under this Deed of Trust and the Agreement. For this purpose and in consideration of the debt, you irrevocably grant and convey to the Trustee and Trustee's successors and assigns, in trust, with power of sale, the following described property located in **Skagit** County, Washington:

See exhibit "A" attached hereto and made a part here of
APN #: P119415

which has the address of **7898 Valeria Place, Sedro Woolley, WA 98284** ("Property Address").

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

YOU COVENANT that you are lawfully seised of the estate hereby conveyed and have the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. You warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

YOU AND WE covenant and agree as follows:

1. Payment of Principal, Interest and Other Charges. You shall pay when due the principal and interest owing under the Agreement and all other charges due hereunder and due under the Agreement, including any amounts you are required to pay into an escrow or impound account with us pursuant to Section 3.

2. Application of Payments. Unless applicable law provides otherwise, all payments received by us under the Agreement and Section 1 shall be applied by us as provided in the Agreement.

3. Prior Deeds of Trust; Charges; Liens. You have disclosed to us and obtained our approval of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust. You shall perform all of your obligations under any mortgage, deed of trust or other security instruments with a lien which has priority over this Deed of Trust, including your covenants to make payments when due. You shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Deed of Trust or any advance under this Deed of Trust, and leasehold payments or ground rents, if any. Upon our request, you shall promptly furnish to us all notices of amounts to be paid under this paragraph and receipts evidencing any such payments you make directly. You shall



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promptly discharge any lien (other than a lien disclosed to us in your application or in any title report we obtained) which has priority over this Deed of Trust or any advance under this Deed of Trust.

Subject to applicable law, we may, upon notice either before or after the execution of this Deed of Trust, require you to pay amounts into an escrow or impound account with us, on the day monthly payments are due under the Agreement, up to the maximum amount permitted by law for the payment of all (a) taxes, assessments (including condominium and planned unit development assessments, if any) and other items which may attain priority over this Deed of Trust; (b) premiums for hazard insurance and any mortgage insurance required by us under this Deed of Trust; and (c) leasehold payments or ground rents on the Property, if any.

4. Hazard Insurance. You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.

We may also, at our option and on your behalf, adjust and compromise any claims under the insurance, give releases or acquittances to the insurance company in connection with the settlement of any claim and collect and receive insurance proceeds. You appoint us as your attorney-in-fact to do all of the foregoing, which appointment you understand and agree is irrevocable, coupled with an interest with full power of substitution and shall not be affected by your subsequent disability or incompetence.

Insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and our security would not be lessened. Otherwise, insurance proceeds shall be applied to sums secured by this Deed of Trust, whether or not then due, with any excess paid to you. If you abandon the Property, or do not answer within 30 days after we give notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Deed of Trust, whether or not then due. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If we acquire the Property at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Deed of Trust immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

5. Preservation, Maintenance and Protection of the Property; Loan Application; Leaseholds.

You shall not destroy, damage or substantially change the Property, allow the Property to deteriorate, or commit waste. You shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in our good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Deed of Trust or our security interest. You may cure such a default, as provided in Section 17, by causing the action or proceeding to be dismissed with a ruling that, in our good faith determination, precludes forfeiture of your interest in the Property or other material impairment of the lien created by this Deed of Trust or our security interest. You shall also be in default if you, during the loan application process, gave materially false or inaccurate information or statements to us (or failed to provide us with any material information) in connection with the loan evidenced by the Agreement, including, but not limited to, representations concerning your occupancy of the Property as a principal residence. If this Deed of Trust is on a leasehold, you shall comply with the lease. You shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. You shall not, without our express written consent, alter or amend the ground lease. If you acquire fee title to the Property, the leasehold and fee title shall not merge unless we agree to the merger in writing.

6. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.

(a) Protection of Lender's Interest; Mortgage Insurance. If: (i) Borrower fails to perform the covenants and agreements contained in this Security Instrument; (ii) there is a legal proceeding or government order that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien that has priority or may attain priority over this Security Instrument, or to enforce laws or regulations); or (iii) Lender reasonably believes that Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and/or rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions may include, but are not limited to: (I) paying any sums secured by a lien that has priority or may attain priority over this



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Security Instrument; (II) appearing in court; and (III) paying: (A) reasonable attorneys' fees and costs, and other fees and costs associated with the enforcement of this Security Instrument, including but not limited to foreclosure trustee and sheriff's fees and costs; (B) property inspection and valuation fees, unless prohibited by Applicable Law; and (C) other fees incurred for the purpose of protecting Lender's interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, exterior and interior inspections of the Property, entering the Property to make repairs, changing locks, replacing or boarding up doors and windows, draining water from pipes, eliminating building or other code violations or dangerous conditions, and having utilities turned on or off. Although Lender may take action under this Section 6, Lender is not required to do so and is not under any duty or obligation to do so. Lender will not be liable for not taking any or all actions authorized under this Section 6. If we required mortgage insurance as a condition of making the loan secured by this Security Interest, you shall pay the premiums for such insurance until such time as the requirement for the insurance terminates.

(b) Avoiding Foreclosure; Mitigating Losses. If Borrower is in Default, Lender may work with Borrower to avoid foreclosure and/or mitigate Lender's potential losses, but is not obligated to do so unless required by Applicable Law. Lender may take reasonable actions to evaluate Borrower for available alternatives to foreclosure, including, but not limited to, obtaining credit reports, title reports, title insurance, property valuations, subordination agreements, and third-party approvals. Borrower authorizes and consents to these actions. Any costs associated with such loss mitigation activities may be paid by Lender and recovered from Borrower as described below in Section 6(c), unless prohibited by Applicable Law.

(c) Additional Amounts Secured. Any amounts disbursed by Lender under this Section 6 will become additional debt of Borrower secured by this Security Instrument. These amounts may bear interest at the Note rate from the date of disbursement and will be payable, with such interest, upon notice from Lender to Borrower requesting payment.

(d) Leasehold Terms. If this Security Instrument is on a leasehold, Borrower will comply with all the provisions of the lease. Borrower will not surrender the leasehold estate and interests conveyed or terminate or cancel the ground lease. Borrower will not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title will not merge unless Lender agrees to the merger in writing.

7. Inspection. We may enter and inspect the Property at any reasonable time and upon reasonable notice.

8. Condemnation. The proceeds of any award for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. If the Property is abandoned, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fail to respond to us within 30 days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust, whether or not then due. Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments payable under the Agreement and Section 1 or change the amount of such payments.

9. No Release Upon Extension or Modification. Our granting of any extension of time for payment or our agreement to modify the terms of repayment of the obligations under the Agreement or the requirements in this Deed of Trust shall not operate to release you from your obligations or liability under the Agreement or this Deed of Trust.

10. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Deed of Trust shall bind and benefit your successors and permitted assigns. Your covenants and agreements shall be joint and several. Anyone who co-signs this Deed of Trust but does not execute the Agreement: (a) is co-signing this Deed of Trust only to mortgage, grant and convey such person's interest in the Property; (b) is not personally obligated to pay the Agreement, but is obligated to pay all other sums secured by this Deed of Trust; and (c) agrees that we and anyone else who signs this Deed of Trust may agree to extend, modify, forbear or make any accommodations regarding the terms of this Deed of Trust or the Agreement without such person's consent.

11. Loan Charges. If the loan secured by this Deed of Trust is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceed permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

12. Notices. Unless otherwise required by law, any notice to you provided for in this Deed of Trust shall be delivered or mailed by first class mail to the Property Address or any other address you designate by notice to us, and any notice to us shall be delivered or mailed by first class mail to our address stated above or any other address we designate by notice to you.



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13. Governing Law; Severability. The interpretation and enforcement of this Deed of Trust shall be governed by the law of the jurisdiction in which the Property is located, except as preempted by federal law. In the event that any provision or clause of this Deed of Trust or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Deed of Trust and the Agreement are declared to be severable.

14. Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Deed of Trust.

15. Sale of Agreement; Change of Loan Servicer. The Agreement or a partial interest in the Agreement (together with this Deed of Trust) may be sold one or more times without prior notice to you. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Agreement and this Deed of Trust. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, you will be given written notice of the change as required by applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any information required by applicable law.

16. Hazardous Substances. You shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of Hazardous Substances in quantities that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which you have actual knowledge. If you learn or are notified by any government or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Deed of Trust, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Deed of Trust, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

17. Acceleration; Remedies. You will be in default if (1) any payment required by the Agreement or this Deed of Trust is not made when it is due; (2) we discover that you have committed fraud or made a material misrepresentation in connection with the Agreement; or (3) your action, or your failure to act, adversely affects our security for the Agreement or any right we have in the Property. If a default occurs, we will give you notice specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to you, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform you of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense you may have to acceleration and sale. If the default is not cured on or before the date specified in the notice, we, at our option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and/or any other remedies permitted by applicable law. We shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees as permitted by applicable law.

If we invoke the power of sale, we shall give written notice to Trustee of the occurrence of an event of default and of our election to cause the Property to be sold. We and the Trustee shall take such action regarding notice of sale and shall give such notices to you and to the other persons as applicable law may require. After the time required by applicable law and after publication of the notice of sale, Trustee, without demand on you, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by applicable law by public announcement at the time and place fixed in the notice of sale. We or our designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be conclusive evidence of the truth of the statements made therein, unless otherwise provided by applicable law. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees, as set forth above;



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(b) to all sums secured by this Deed of Trust; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

18. Discontinuance of Enforcement. Notwithstanding our acceleration of the sums secured by this Deed of Trust under the provisions of Section 17, we may, in our sole discretion and upon such conditions as we in our sole discretion determine, discontinue any proceedings begun to enforce the terms of this Deed of Trust.

19. Reconveyance. Upon your request that we terminate the Agreement secured by this Deed of Trust and payment of all sums secured by this Deed of Trust, we shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing debt secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

20. Substitute Trustee. We may, at our option, from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law.

21. Use of Property. You covenant that the Property is not used principally for agricultural or farming purposes.

22. Waiver. No waiver by us at any time of any term, provision or covenant contained in this Deed of Trust or in the Agreement secured hereby shall be deemed to be or construed as a waiver of any other term, provision or covenant or of the same term, provision or covenant at any other time.

23. Additional Charges. You agree to pay reasonable charges as allowed by law in connection with the servicing of this loan including, without limitation, the costs of obtaining tax searches and subordinations, provided, however, that nothing contained in this section is intended to create and shall not be construed to create any duty or obligation by us to perform any such act, or to execute or consent to any such transaction or matter, except a release of the Deed of Trust upon full repayment of all sums secured thereby.

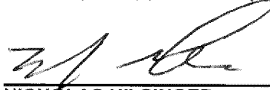
24. Riders to this Deed of Trust. If one or more riders are executed by you and recorded together with this Deed of Trust, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust. [Check applicable box(es)]

☐ Condominium Rider ☐ 1-4 Family Rider ☒ Planned Unit Development Rider
☒ Other(s) [specify]

Home Equity Line of Credit Adjustable Rate Rider

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

BY SIGNING BELOW, You accept and agree to the terms and covenants contained in this Deed of Trust and in any rider(s) executed by you and recorded with it.

 6-20-26 (Seal)

 NICHOLAS HILSINGER DATE

 6/20/26 (Seal)

 KRISTI HILSINGER DATE



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State of Washington
County of SKAGIT

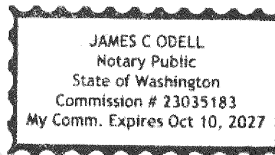
This record was acknowledged before me on 06/20/2026 (date) by
NICHOLAS HILSINGER and KRISTI HILSINGER.

J C Odell
(Signature of notary public)

(Stamp)

Notary public
(Title of office)

My commission expires: 10/10/2027



Lender: Quorum Federal Credit Union
NMLS ID: 509626
Broker: Movement Mortgage, LLC
NMLS ID: 1147972
Loan Originator: Joshua Henry
NMLS ID: 399700



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PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **20th** day of **June, 2026** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned to secure the undersigned's Home Equity Line of Credit Agreement (the "Agreement") with **Quorum Federal Credit Union, a Federal Credit Union**

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: **7898 Valeria Place
Sedro Woolley, WA 98284**

In this Planned Unit Development Rider, the terms "you," "your" and "yours" refer to the undersigned. The terms "we," "us" and "our" refer to the Lender.

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in **COVENANTS, CONDITIONS AND RESTRICTIONS** (the "Declaration"). The Property is a part of a planned unit development known as **Elk Haven Estates**

(the "PUD"). The Property also includes your interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of your interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, you and we further covenant and agree as follows:

A. PUD Obligations. You shall perform all of your obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. You shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to us and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which we require insurance, then: (i) we waive the provision in Section 3 for the periodic payment to us of the yearly premium installments for hazard insurance on the Property; and (ii) your obligation under Section 4 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What we require as a condition of this waiver can change during the term of the loan.

You shall give us prompt notice of any lapse in required hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to you are hereby assigned and shall be paid to us. We shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to you.



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C. Public Liability Insurance. You shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to us.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to you in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. Such proceeds shall be applied by us to the sums secured by the Security Instrument as provided in Section 8.

E. Our Prior Consent. You shall not, except after notice to us and with our prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of us; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to us.

F. Remedies. If you do not pay PUD dues and assessments when due, then we may pay them. Any amounts disbursed by us under this paragraph F shall become additional debt secured by the Security Instrument. Unless you and we agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate of interest specified in the Agreement and shall be payable, with interest, upon notice from us to you requesting payment.

BY SIGNING BELOW, you accept and agree to the terms and covenants contained in this PUD Rider.


 _____ 6-30-26 (Seal)
 NICHOLAS HILSINGER DATE


 _____ 6/20/26 (Seal)
 KRISTI HILSINGER DATE



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HOME EQUITY LINE OF CREDIT ADJUSTABLE RATE RIDER

(WSJ Prime Rate (daily) - Rate Caps)

THIS HOME EQUITY LINE OF CREDIT ADJUSTABLE RATE RIDER is made this **20th** day of **June, 2026** and is incorporated into and amends and supplements the Mortgage, Open-End Mortgage, Deed of Trust, Open-End Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Home Equity Line of Credit Agreement (the "Agreement") to **Quorum Federal Credit Union, a Federal Credit Union** (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

**7898 Valeria Place
Sedro Woolley, WA 98284**

THE AGREEMENT CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE AGREEMENT LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Agreement provides for monthly payments as defined in Agreement Section 7. Minimum Payments ("Monthly Payment") and an initial interest rate of **6.625%**. The Agreement provides for changes in the interest rate and the Monthly Payments as follows:

5. LENGTH OF YOUR DRAW PERIOD AND REPAYMENT PERIOD. You may take Advances for a period of **120** Monthly Statement Periods after the date your Credit Account is opened ("Draw Period"). After the Draw Period, unless extended, you may not take further Advances. Your principal balance will then be fixed and you will be required to repay it and any interest and other charges which accrue over the next **240** Monthly Statement Periods ("Repayment Period"). The last day of the Repayment Period will be **July 1, 2056** ("Maturity Date"). You must pay all sums owed on the Maturity Date in full.

A Monthly Statement Period is an interval of approximately one month beginning on the date your Credit Account is opened and recurring regularly until your Credit Account is finally closed. Monthly Statement Periods occur regardless of whether



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there is a balance or any activity in your Credit Account or whether we have sent you a statement for the period. Your first Monthly Statement Period may be shorter than a month depending on when your Credit Account is opened.

7. MINIMUM PAYMENT. Each billing statement we send you will identify a minimum monthly payment amount that you must pay. During the Draw Period (including any extension thereof), your minimum monthly payment will be the greater of **\$34.00** or the accrued finance charge, plus any fees and amounts past due.

The minimum monthly payment during the Draw Period may not reduce the principal that is outstanding on your Credit Account.

During the Repayment Period, your minimum monthly payment will be the amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal installments during the Repayment Period, plus any fees and any amounts past due. If the calculated minimum monthly payment described above is less than **\$34.00**, the minimum monthly payment during the Repayment Period will equal **\$34.00** or the outstanding balance on your Credit Account, whichever is less.

If the periodic rate and corresponding Annual Percentage Rate change during the Repayment Period (as described in Section 8 below), your minimum monthly payment will be adjusted accordingly (as described in Section 8 below).

In addition, and regardless of whether an escrow account has been established, if you fail to pay (a) taxes, assessments (including condominium and planned unit development assessments, if any) and other items which may attain priority over the Security Instrument; (b) premiums for hazard insurance and any mortgage insurance required by us under the Security Instrument; and (c) leasehold payments or ground rents on the Property, if any, we may require you to make additional monthly payments to us for those amounts, or we may charge those amounts to your Credit Account as Advances. **You may obtain all required hazard insurance on the Property from anyone you want that is reasonably acceptable to us.**

You may prepay the amount of any Advances at any time before payment is due.

8. FINANCE CHARGES. Periodic Finance Charges (interest) begin to accrue on the day an Advance is charged to your Credit Account and continue until the outstanding balance on the Advance is paid in full. Periodic Finance Charges on your Credit Account will be determined by applying a Daily Periodic Rate to the average daily balance (including current transactions) of Advances owed on your Credit Account. To calculate the average daily balance of Advances, we take the beginning balance of Advances owed on your Credit Account each day, add any new Advances, and subtract any payments or credits applied to Advances. This



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gives us the daily balance of Advances. Then we add up all of the daily balances for the Monthly Statement Period and divide by the number of days in the Monthly Statement Period. This gives us the "average daily balance" of Advances (including current transactions). We then apply the applicable monthly periodic rate to the "average daily balance" of Advances to arrive at the periodic Finance Charge for the Monthly Statement Period.

We treat credit balances as zero balances when we figure the balances that are subject to periodic Finance Charge.

The periodic rate and its corresponding Annual Percentage Rate are variable rates based on an interest rate index. The index for your Credit Account is the **Prime Rate** as most recently published each day in the "Money Rates" table in any U.S. edition, including any electronic edition, of *The Wall Street Journal* (the "Index"). We will use the highest **Prime Rate** if more than one is published. The **Prime Rate** is merely a pricing index. It is not intended, and you should not consider it, to represent the lowest or the best interest rate that we, our affiliated organizations or any other financial institution may charge. If the **Prime Rate** becomes unavailable during the term of this Agreement, we may designate a substitute Index and Margin upon notice to you. The Daily Periodic Rate and its corresponding Annual Percentage Rate may change (increase or decrease) the first day of each month.

An increase in the Annual Percentage Rate and the Daily Periodic Rate will result in a higher periodic Finance Charge and a higher minimum payment, while a decrease in those rates will result in a lower periodic Finance Charge and a lower minimum payment, assuming the same principal balance and number of days in the Monthly Statement Period. We will determine your daily periodic rate by adding **-0.125** percentage points (the "Margin") to the Index, and dividing the result by 365 (366 in leap years).

At no time will your **ANNUAL PERCENTAGE RATE** be greater than **18.000%** or less than **4.950%**. The Annual Percentage Rate cannot increase or decrease by more than **2.000** percentage points in any **12 month period** due to changes in the Index. The Annual Percentage Rate does not include costs other than interest.

B. TRANSFER OF THE PROPERTY

Section **14** of the Security Instrument is amended to read as follows:

Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Security Instrument.



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However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Home Equity Line of Credit Adjustable Rate Rider.


NICHOLAS HILSINGER 6-20-26 (Seal)
DATE


KRISTI HILSINGER 6/20/26 (Seal)
DATE



EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON:

LOT 36, ELK HAVEN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST
6, 2002, UNDER AUDITOR'S FILE NO. 200208060083, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

ABBREVIATED LEGAL: LOT(S): 36 ELK ESTATES

THIS BEING THE SAME PROPERTY CONVEYED TO NICHOLAS HILSINGER AND KRISTI
HILSINGER, HUSBAND AND WIFE, DATED 11/15/2018 AND RECORDED ON 11/20/2018 IN
INSTRUMENT NO. 201811200094, IN THE SKAGIT COUNTY RECORDERS OFFICE.

PARCEL NO. P119415

Address: 7898 VALERIA PLACE, SEDRO-WOOLLEY, WA

7898 Valeria Place, Sedro Woolley, WA 98284