

AFTER RECORDING MAIL TO:

Red Barn Farm LLC
3451 Brennans Rdd
Loomis CA 95650

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

Short Form
DEED OF TRUST

FIRST AMERICAN 431608

File No: **4221-4377508 (TRS)**

Grantor(s): **Bill Pennington and Rebecca Pennington, a married couple**
Grantee(s): **Red Barn Farm LLC, a Washington limited liability company**
Trustee: **First American Title Insurance Company, a Corporation**
Abbreviated Legal: **Ptn Lot 2, Blk 8, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND
ADD. TO MOUNT VERNON", Vol. 2, P. 98, Skagit County**
Additional Legal on page: **1**
Assessor's tax parcel/Account Nos: **P52053**

THIS DEED OF TRUST, made this **Fifteenth day of July, 2026**, between **Bill Pennington and Rebecca Pennington, a married couple**, as GRANTOR(S), whose address is **18427 Homeview Drive, Edmonds, WA 98026**, and **First American Title Insurance Company, a Corporation**, as TRUSTEE, whose address is **2707 Colby Avenue, Suite 601, Everett, WA 98201**, and **Red Barn Farm LLC, a Washington limited liability company**, as BENEFICIARY, whose address is **320 South 1st Street, Mount Vernon, WA 98273**.

Grantor(s) hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in **Skagit County, Washington**:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The South half of the Southwesterly 39.5 feet of Lot 2, Block 8, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, Page 98, records of Skagit County, Washington.

EXCEPT the East 6 feet conveyed to the City of Mount Vernon for alley purposes by Deed dated March 20, 1929, under Auditor's File No. 224225 in Volume 151 of Deeds, Page 206.

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Deed of Trust - continued

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Situated in Skagit County, Washington.

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s), incorporated by reference or contained herein and payment of the sum of **four hundred sixty five thousand dollars (\$465,000.00)** with interest thereon according to the terms of the promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor(s) hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record Instr.	513-16	122987	Lewis	7 of Offcl Rec.	839-842	725562
Asotin	Aud. Microfilm No.		101896	Lincoln	107 of Mtgs	776-779	316596
Benton	241 of Offcl Rec.	695A-C	592931	Mason	Reel 48 Frame	835-838	236038
Chelan	688 of Offcl Rec.	1682-1685	681844	Okanogan	121 of Mtgs	517-519A	560658
Clallam	315 of Offcl Rec.	195-198	383176	Pacific	213 of Offcl Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-62	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Offcl Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mtgs	120-123	151893	Skagit	19 of Offcl Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Offcl Rec.	138-141	309636	Snohomish	233 of Offcl Rec.	540-543	2043549
Garfield	Aud. Microfilm No.		13044	Spokane	14 of Offcl Rec.	1048-1051	376267C
Grant	44 of Rec. doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Offcl Rec.	731-734	785350
Island	181 of Offcl Rec.	710-713	211628	Waukiakum	17 of Mtgs	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Offcl Rec.	855-858	1047522
Kitsap	929 of Offcl Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mtgs	361-364	348693	Yakima	712 of Offcl Rec.	147-150	2170555

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Deed of Trust - continued

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Klickitat	101 of Mtgs	107-110	131095				
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A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

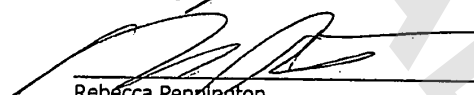
The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

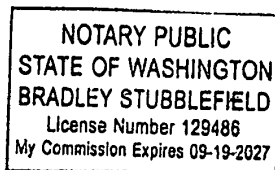
Dated: 7/16/26 7/16/26

 Bill Pennington


 Rebecca Pennington

STATE OF Washington)
 COUNTY OF Snohomish)-ss

This record was acknowledged before me on 16 JULY 2026 by **Bill Pennington and Rebecca Pennington.**



Notary Public

My commission expires: 9/19/27

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(Do Not Record)

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the Note and this Deed of Trust.

To: TRUSTEE

The undersigned is the legal owner and holder of the note and all indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Mail Reconveyance to:

Dated: _____

By _____

By _____

By _____

By _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.



Sound Commercial Group, Inc.
19406 76th Ave. W.
Edmonds, WA 98026
Phone: 206-579-8812

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Association
ALL RIGHTS RESERVED



Form: DTR
Deed of Trust Rider
Rev. 1/2011
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DEED OF TRUST RIDER

CBA Text Disclaimer: Text deleted by licensee indicated by strike.
New text inserted by licensee indicated by small capital letters.

The following is part of the Limited Practice Board Short Form Deed of Trust, LPB Form No. 20-05 (the "Deed of Trust") dated 05/04, 2026, by and between Bill and Rebecca Pennington ("Grantor"), First American Title & Escrow ("Trustee"), and Red Barn Farm, LLC ("Beneficiary").

The parties hereby incorporate the following modifications into the Deed of Trust:

1. **New Subsection 1(e).** The following Subsection 1(e) is hereby added to the Deed of Trust:

(e) All inventory, equipment, goods, supplies and materials now or hereafter owned by Grantor and located at or on or used in connection with the property, and all present and future accounts, general intangibles, chattel paper, documents, instruments, deposits accounts, money, contract rights, insurance policies, and all proceeds, products, substitutions and accessions therefor and thereto. This Deed of Trust is intended to constitute a security agreement under the Uniform Commercial Code of Washington, and a UCC-2 Fixture Filing.

2. **Section 5.** Section 5 of the Deed of Trust is hereby amended to provide that the amount of late charge shall be five cents (\$0.05) per dollar, but if any different amount is provided in the promissory note, the amount in the promissory note shall control.

3. **Subsection 25(c).** Subsection 25(c) of the Deed of Trust is hereby amended to read:

(c) the property is sold or transferred without the Holder's consent,

4. **New Subsection 25(e).** The following Subsection 25(e) is hereby added to the Deed of Trust:

(e) in one or more transaction, fifty percent (50%) or more of the stock, ownership, or partnership interests in, or the right to control, the Grantor is sold or transferred without the Holder's consent.

INITIALS: BUYER: _____ DATE: _____ SELLER: [Signature] DATE: 7/16/26
BUYER: _____ DATE: _____ SELLER: [Signature] DATE: 7/16/26



Sound Commercial Group, Inc.
19406 76th Ave. W.
Edmonds, WA 98026
Phone: 206-579-8812

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Association
ALL RIGHTS RESERVED



Form: DTR
Deed of Trust Rider
Rev. 1/2011
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DEED OF TRUST RIDER

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