



200505230110

Skagit County Auditor

5/23/2005 Page 1 of 7 11:09AM

Filed for Record at Request of:
MARTIN LIND
127 E. Fairhaven
Burlington, WA 98233

MORTGAGE

116133-S

LAND TITLE OF SKAGIT COUNTY

Mortgagor(s): COUNTRY COUSINS, INC., VALLEY PRIDE SALES, INC.,
LARRY R. JENSEN

Mortgagee(s) SKAGIT FARMERS SUPPLY

Abbreviated Legal: Ptn Gov Lot 5 in 8-34-3

Additional legal(s) on page: 5-7

Assessor's Tax Parcel Number(s): P21208; P21211; P33727; P33731;
P33785; P122143; P122144; P20708; P20709; P22140; P22141; P20710

THE MORTGAGORS, COUNTRY COUSINS, INC., VALLEY PRIDE SALES, INC. and LARRY R. JENSEN mortgage to SKAGIT FARMERS SUPPLY to secure payment of the sum of Six Hundred Thousand Dollars (\$600,000.00) according to the terms of promissory note bearing date, the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit "A"

This mortgage is for the purpose of securing performance of each agreement of Mortgagor herein contained, and payment of the sum of Six Hundred Thousand Dollars (\$600,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Mortgagee or order, and made by Mortgagor, and all renewals, modifications, consolidations, substitutions and extensions thereof, and also such further sums as may be advanced or loaned by Mortgagee to Mortgagor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

And the mortgagor promises and agrees to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises, and to keep all buildings now or hereafter erected on the property described herein continuously insured against loss

by fire or other hazards in an amount not less than the total debt secured by this Mortgage. All policies shall be held by the Mortgagee, and be in such companies as the Mortgagee may approve and have loss payable first to the Mortgagee, as its interest may appear, and then to the Mortgagor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Mortgagee shall determine. Such application by the Mortgagee shall not cause discontinuance of any proceedings to foreclose this Mortgage. In the event of foreclosure, all rights of the Mortgagor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

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

DATED this 20 day of May, 2005

COUNTRY COUSINS, INC.

By [Signature]
Its: President

VALLEY PRIDE SALES, INC.

By [Signature]
Its: President

[Signature]
LARRY R. JENSEN
Individually

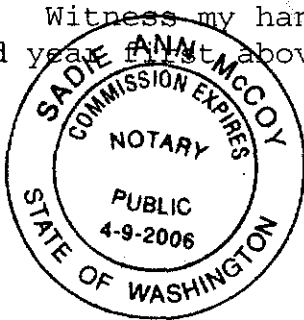


200505230110
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 20th day of May, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Jensen and Larry Jensen to me known to be the ___ President and Secretary, respectively of COUNTRY COUSINS, INC. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year ANN above written.

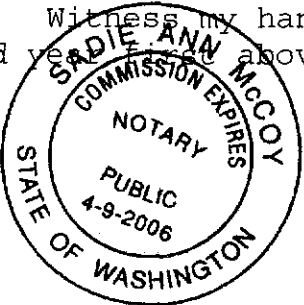


Sadie Ann McCoy
Printed Name: Sadie Ann McCoy
Notary Public in and for the State of Washington, residing at Solo Woolley WA
My commission expires: 4/9/06

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 20th day of May, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Jensen and Larry Jensen to me known to be the ___ President and Secretary, respectively of VALLEY PRIDE SALES, INC. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year ANN above written.



Sadie Ann McCoy
Printed Name: Sadie Ann McCoy
Notary Public in and for the State of Washington, residing at Solo Woolley WA
My commission expires: 4/9/06

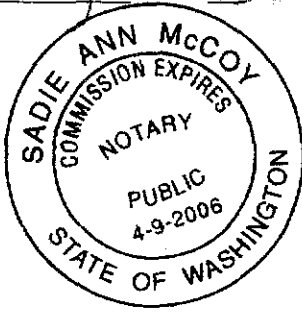


200505230110
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me LARRY R. JENSEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of May, 2005



Sadie Ann McCoy
Printed Name: Sadie Ann McCoy
Notary Public in and for the State of Washington, residing at Silver Valley
My commission expires: 4/9/06



200505230110

Skagit County Auditor

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 3, Section 8, Township 34 North, Range 3 East, W.M., lying Southerly of State Highway No. 1, as conveyed by deed dated June 6, 1970, and recorded under Auditor's File No. 744114,

EXCEPT any portion thereof lying Northerly and Easterly of Indian Slough and Northeasterly of drainage ditch,

AND EXCEPT ditch rights of way.

ALSO, that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 34 North, Range 3 East, W.M., lying Southerly of State Highway No. 1, as conveyed by deed dated June 6, 1970, and recorded under Auditor's File No. 744114,

EXCEPT the West 988.4 feet of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 2 of Short Plat No. 5-90, approved January 31, 1990, recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington, being all of Government Lot 1, Section 4, and a portion of Government Lots 3 and 4, lying Westerly of the Pacific Northwest Traction Company right of way, in Section 3, all in Township 35 North, Range 3 East, W.M.,

EXCEPT Drainage District No. 16 rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "J":

A portion of Lot 4, Short Plat No. PL00-0408, as approved on July 31, 2002, and recorded under Auditor's File No. 200208010118, records of Skagit County, Washington; being in Sections 13 and 24, Township 34 North, Range 2 East, W.M., and also in Section 19, Township 34 North, Range 3 East, W.M.

AND ALSO a portion of Lot 4, Short Plat No. PL02-0485, as approved on September 13, 2002, and recorded under Auditor's File No. 200209160059, records of Skagit County, Washington; being in Section 13, Township 34 North, Range 2 East, W.M., and also in Section 18, Township 34 North, Range 3 East, W.M., said portions lying Southerly and Easterly of the following described line:

Beginning at the Southeast corner of said Lot 4, Short Plat No. PL02-0485;
thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;
thence North 89°21'46" West a distance of 2,070.66 feet along an existing ditch to a line that is 40 feet East of and parallel with the East line of said "Plat of Skagit Beach No. 1";
thence South 45°28'30" West a distance of 229.39 feet along said parallel line;
thence South 09°44'00" West a distance of 53.06 feet along said parallel line to an existing ditch;
thence South 66°31'59" East a distance of 18.50 feet along said ditch;
thence South 32°54'23" East a distance of 22.50 feet along said ditch;
thence South 10°11'32" East a distance of 38.03 feet along said ditch;
thence South 01°18'54" West a distance of 161.19 feet along said ditch;
thence South 02°55'57" East a distance of 65.76 feet along said ditch;



200505230110
Skagit County Auditor

DESCRIPTION CONTINUED:

PARCEL "J" Continued:

thence South 17°42'52" East a distance of 84.23 feet along said ditch;
thence South 31°14'08" East a distance of 81.72 feet along said ditch;
thence South 39°47'07" East a distance of 108.82 feet along said ditch;
thence South 48°43'40" East a distance of 131.89 feet along said ditch;
thence South 29°41'21" East a distance of 110.25 feet along said ditch;
thence South 12°50'42" East a distance of 174.01 feet along said ditch;
thence South 16°17'21" East a distance of 137.92 feet along said ditch;
thence South 21°45'41" East a distance of 105.65 feet along said ditch;
thence South 42°03'59" East a distance of 161.32 feet along said ditch;
thence South 53°43'28" East a distance of 133.16 feet along said ditch;
thence South 49°24'40" East a distance of 115.89 feet along said ditch;
thence South 68°41'03" East a distance of 162.43 feet along said ditch;
thence South 01°21'14" East a distance of 61.40 feet along said ditch;
thence South 19°06'04" West a distance of 93.09 feet along said ditch;
thence South 14°08'21" West a distance of 69.28 feet along said ditch;
thence South 29°51'07" East a distance of 100.06 feet along said ditch;
thence South 58°48'26" East a distance of 98.92 feet along said ditch;
thence South 70°48'24" East a distance of 102.92 feet along said ditch;
thence South 58°20'31" East a distance of 90.89 feet along said ditch;
thence South 31°17'46" East a distance of 194.07 feet along said ditch;
thence South 40°36'49" East a distance of 57.94 feet along said ditch;
thence South 44°44'37" East a distance of 72.81 feet along said ditch;
thence South 22°10'31" East a distance of 126.83 feet along said ditch;
thence South 05°21'14" East a distance of 121.88 feet along said ditch;
thence South 00°34'30" West a distance of 57.89 feet to the South line of the Southeast ¼ of the
Northeast ¼ of said Section 24 and the terminus of said line at a point that is North 89°25'30"
West a distance of 836.36 feet from the Southeast corner of said subdivision (East ¼ corner of
said Section 24).

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities, and irrigation over, across,
under and through a strip of land 30 feet in width lying Westerly of the East line of the following
described tract of land:

Government Lot 4, of Section 18, Township 34 North, Range 3 East, W.M.;

Government Lot 3, that portion of the Southeast ¼ of the Northwest ¼ lying South and West of
Higgins Slough, and that portion of the Northeast ¼ of the Southwest ¼ lying West of Higgins
Slough, all in Section 18, Township 34 North, Range 3 East, W.M.

The above described easement commences on the South line of said Government Lot 4, and
terminates on the East line of Government Lot 2, of said Section 18.

Situate in the County of Skagit, State of Washington.



200505230110
Skagit County Auditor

DESCRIPTION CONTINUED:

PARCEL "K":

The Northwest ¼ of the Northwest ¼ of Section 24, Township 35 North, Range 2 East, W.M.
Situate in the County of Skagit, State of Washington.



200505230110
Skagit County Auditor

5/23/2005 Page 7 of 7 11:09AM