

After Recording Return To:  
P.O. Box 891  
Burlington, WA. 98233



200608110153  
Skagit County Auditor

8/11/2006 Page 1 of 5 1:48PM

### MEMORANDUM OF ADVANCEMENT AGAINST DEED OF TRUST

THIS AGREEMENT dated this 10<sup>th</sup> day of August, 2006, between **Skagit Synergy, L.L.C.**, hereinafter referred to as "**Youngren**" who is the Grantor under that certain Deed of Trust recorded February 7, 2006 under auditor's file number 200602070146 and secured by a Promissory Note dated February 2, 2006, in the original amount of Sixty Thousand Dollars (\$60,000.00), hereinafter referred to as "Note", and **Private Mortgage Investments**, as Noteholder, hereinafter referred to as "**PMI**" who is the Beneficiary of said Deed of Trust.

WHEREAS, said Note is secured by a certain Deed of Trust dated February 1, 2006. Encumbering the following described real property:

FIRST AMERICAN TITLE CO.

**PARCEL A: P71323**

Abbreviated legal: lots 1-6, inclusive, Block 8, Amended plat of Burlington.

M0855  
ACCOMMODATION RECORDING ONLY


WHEREAS, a copy of said Note is attached hereto as Exhibit "A" and incorporated herein by reference and made a part of this Agreement.

NOW, THEREFORE, IT IS AGREED that said Note shall be modified as follows:

- 1) That the Principal balance with interest of the Note, as of August 10, 2006, is One Hundred Six Thousand Seven Hundred Fifteen Dollars & 89/100 (\$106,715.89)
- 2) That an additional Fifty Three Thousand Five Hundred Dollars & no/100 (\$53,500.00) will be advanced.
- 3) That all of the terms and conditions of the Note and Deed of Trust shall continue except as herein modified.
- 4) This agreement may be executed in counterparts.

**Grantors:**

  
Duane Youngren

  
Tiffany Youngren

  
Duane Youngren, Member

  
Tiffany Youngren, Member

STATE OF WASHINGTON, }  
County of } ss.

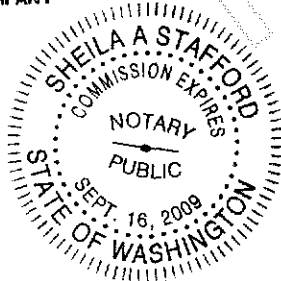
On this day personally appeared before me Duane + Tiffany Youngren  
to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that signed the same as free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of February, 2006

*Sheila A. Stafford*  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires Sept. 16, 2009

ACKNOWLEDGMENT - INDIVIDUAL  
FIRST AMERICAN TITLE COMPANY  
WA - 46



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Skagit County Auditor

**PROMISSORY NOTE**

**\$60,000.00**

Mount Vernon, Washington  
February 1, 2006

FOR VALUE RECEIVED, the undersigned, **Skagit Synergy, L.L.C. and Duane & Tiffany Youngren**, (herein the "Borrower") promise to pay in legal tender of the United States of America to **Private Mortgage Investments, P.O. Box 891, Burlington, WA 98233**, their successors or assigns, or order (herein the "Noteholder") the principal sum of Sixty Thousand (\$60,000.00), with interest thereon at the rate of Nine and a half (11.5%) per annum, from the date hereof until paid, payable as follows: Shall be due and payable 8 months from the date hereon on October 1, 2008, at which time the entire Note is all due and payable.

This note is not assumable without the express written consent of Noteholder at Noteholder's sole discretion.

This Note is secured by a Deed of Trust of even date herewith executed by borrower.

In the event of default beneficiary shall have right to assignment of rents.

If any monthly installment under this Note is not paid when due, the whole sum of principal and interest shall become due and payable at once without further notice, at the option of the Holder thereof. The Noteholder may exercise its option to accelerate during any default by Borrower regardless of any prior forbearance. If the Borrower defaults, the Noteholder shall be entitled to collect all reasonable collection costs and expenses of suit, including but not limited to reasonable attorney's fees, irrespective of whether suit is commenced.

Borrower shall pay to Noteholder a late charge of ten percent (10%) of the payment with reference to any monthly installment not received by Noteholder within 10 days after the installment is due. Borrower will also pay a 10% penalty on any NSF checks.

As long as this Note is in default, then at the option of the holder hereof, without further notice, the Note shall bear interest at the rate of eighteen percent (18%) per annum.



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Presentment, notice of dishonor and protect are hereby waived by all makers, sureties, guarantors and endorsers hereof, as applicable. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

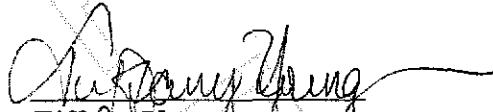
This note shall be construed according to the laws of the State of Washington, and the venue and jurisdiction for any action brought under this Note may, at the sole option of the holder of this Note, lie in Skagit County, Washington. The undersigned hereby consents to jurisdiction and venue in the Superior Court of Skagit County, Washington.

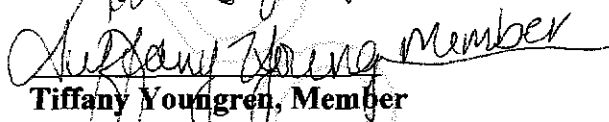
Borrower represents and warrants that the funds advanced by lender pursuant to this Note are for commercial or business purposes and will not be used for personal, family or household purposes.

DATE: 2-7, 2006

  
**Duane Youngren**

  
**Duane Youngren, Member**

  
**Tiffany Youngren**

  
**Tiffany Youngren, Member**

