

Return Address:
Farm Credit Services - Burlington
265 East George Hopper Road
Burlington, WA 98233



201301150071
Skagit County Auditor

1/15/2013 Page 1 of 7 3:35PM

Document 1 Title: Modification of Line of Credit Mortgage

Reference #s: 201006150013

Additional Reference #s on page: 2

Grantors:

Western Valley Farm L.L.C.
Boon, David L.

Grantees:

Northwest Farm Credit Services, PCA

Additional grantors on page 2

Additional grantees on page _____

Document 2 Title: Modification of Fixture Filing

Reference #s: 201006150013

Additional Reference #s on page: 2

Grantors:

Western Valley Farm L.L.C.
Boon, David L.

Grantees:

Northwest Farm Credit Services, PCA

Additional grantors on page 2

Additional grantees on page _____

Legal description (abbreviated form: i.e. lot, blk, plat or S,T,R quarter/quarter):

FU 121, IB 78, Grant County; A: SW1/4 of NE1/4 & Ptn Gov. Lot 2, 6-33-4 E; B: N1/2 of NW1/4 of SE1/4, 17-33-4 E; and C: Lot 3B SP PL 07-0565; ptn SE1/4, 17-33-4 E.W.M., Skagit County

Additional legal is on page: 7

Assessor's Property Tax Parcel/Account Numbers:

(Skagit Co.)

330406-0-003-0008

P16412

330406-1-002-0007

P16436

330417-4-002-0008

P16743

330417-4-001-0009

P16739

(Grant Co.)

20-1732-000

Modification of Line of Credit Mortgage and Fixture Filing (66568-241, -141, -142, -143 & 69532-141)

Return Address:
Northwest FCS-Burlington
265 East George Hopper Road
Burlington, WA 98233

**MODIFICATION OF LINE OF CREDIT MORTGAGE
AND FIXTURE FILING**

This Modification of Line of Credit Mortgage and Fixture Filing (this "Modification"), dated as of January 15, 2013, is made by and between **Western Valley Farms L.L.C.**, a **Limited Liability Company**, which acquired title as **Western Valley Farms, L.L.C.**; and **David L. Boon and Yvonne G. Boon**, a **married couple** (collectively "Mortgagor"), whose address is 20616 Bulson Road, Mount Vernon, WA 98274, and **Northwest Farm Credit Services, PCA**, a corporation organized and existing under the laws of the United States ("Mortgagee"), whose address is 1700 South Assembly Street, Spokane, WA 99224-2121, P. O. Box 2515, Spokane, WA 99220-2515.

WHEREAS, on June 11, 2010, a Line of Credit Mortgage and Fixture Filing was executed in favor of Mortgagee, which was recorded on June 15, 2010 under Auditor's File No. 201006150013 in the Official Records of Skagit County, Washington and recorded on June 17, 2010 under Auditor's File No. 1272346 in the Official Records of Grant County, Washington, and modified by Modification of Line of Credit Mortgage and Fixture Filing dated April 25, 2012, which was recorded on April 27, 2012 under Auditor's File No. 201204270076 in the Official Records of Skagit County, Washington and recorded May 3, 2012 under Auditor's File No. 1299748 in the Official Records of Grant County, Washington (the "Mortgage"), covering the land described on the attached Exhibit A;

WHEREAS, Mortgagee has agreed to make an additional loan(s) to be evidenced by that certain Note and Loan Agreement, dated on or around even date herewith, payable to the order of Mortgagee, in the face principal amount of Two Hundred Six Thousand Eight Hundred and No/100 Dollars (\$206,800.00) (the "New Note") and the parties wish to acknowledge that the obligations evidenced by the New Note are among the obligations secured by the Mortgage. The obligations secured by the Mortgage are now hereby described as follows:

Note No.	Date of Note	Principal Amount	Final Installment Date
66568-141	April 25, 2012	\$1,800,000.00	June 1, 2013
Note No.	Date of Note	Principal Amount	Final Installment Date
66568-142	April 25, 2012	\$1,400,000.00	June 1, 2013
Note No.	Date of Note	Principal Amount	Final Installment Date
66568-143	April 25, 2012	\$500,000.00	June 1, 2013
Note No.	Date of Note	Principal Amount	Final Installment Date
69532-141	April 25, 2012	\$350,000.00	June 1, 2013
Note No.	Date of Note	Principal Amount	Final Installment Date
66568-241	January 15, 2013	\$206,800.00	February 1, 2016

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, receipt of which is hereby acknowledged, and intending to be bound hereby, Mortgagor and Mortgagee now agree to modify the Mortgage as follows.

Modification of Line of Credit Mortgage and Fixture Filing (66568-241, -141, -142, -143 & 69532-141)



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**ARTICLE 1
AMENDMENTS**

1.1 Recitals, References and Definitions.

- a. The recitals hereto are incorporated in and made a part of this Modification.
- b. All secured indebtedness described in the Mortgage shall be deemed also to include the New Note.
- c. All references in the Mortgage to the "Mortgage" are deemed to refer to the Mortgage as amended and supplemented by this Modification.
- d. All capitalized terms used but not otherwise defined in this Modification shall have the meaning given such terms in the Mortgage.

**ARTICLE 2
MISCELLANEOUS**

2.1 Headings. Article and section headings are included in this Modification for convenience of reference only and shall not be used in construing this Modification.

2.2 Severability. Every provision of this Modification is intended to be severable. The illegality, invalidity or unenforceability of any provision of this Modification shall not in any way affect or impair the remaining provisions of this Modification, which provisions shall remain binding and enforceable.

2.3 Successors and Assigns. This Modification applies to, inures to the benefit of and binds all parties to this Modification, their heirs, legatees, devisees, administrators, executors, successors and assigns.


2.4 Counterparts. This Modification may be executed in any number of counterparts, each of which, when executed, shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

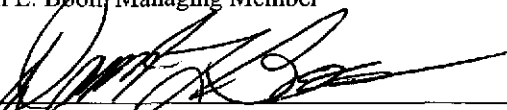
ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have duly executed this Modification as of the date first above written.

MORTGAGOR:

Western Valley Farms L.L.C., a Limited Liability Company

By: 
Steven E. Boon, Managing Member

By: 
David L. Boon, Managing Member

Modification of Line of Credit Mortgage and Fixture Filing (66568-241, -141, -142, -143 & 69532-141)



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By: [Signature]
Jeffrey S. Boon, Managing Member

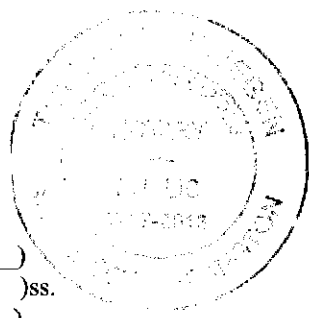
By: [Signature]
Yvonne G. Boon, Managing Member

[Signature]
David L. Boon

[Signature]
Yvonne G. Boon

STATE OF WA)
County of Skagit)ss.

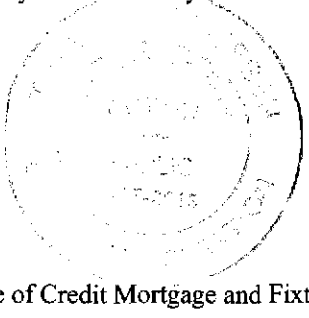
On this 15th day of January, 2013, before me personally appeared Steven E. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., the limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such member and in the limited liability company name freely and voluntarily.



[Signature]
Printed Name Tom Van Hobbegen
Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13

STATE OF WA)
County of Skagit)ss.

On this 15th day of January, 2013, before me personally appeared David L. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., the limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such member and in the limited liability company name freely and voluntarily.



[Signature]
Printed Name Tom Van Hobbegen
Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13

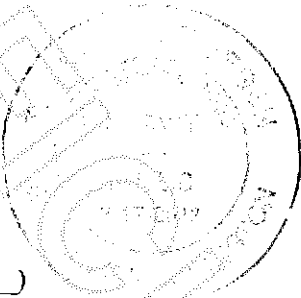
Modification of Line of Credit Mortgage and Fixture Filing (66568-241, -141, -142, -143 & 69532-141)



201301150071
Skagit County Auditor

STATE OF WA)
County of Skagit)ss.

On this 15th day of January, 2013, before me personally appeared Jeffrey S. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., the limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such member and in the limited liability company name freely and voluntarily.

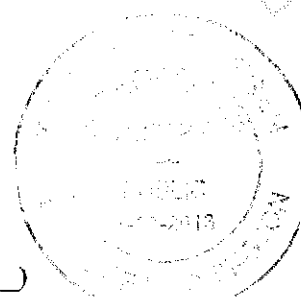


[Signature]

Printed Name Tim Van Hohenegen
Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13

STATE OF WA)
County of Skagit)ss.

On this 15th day of January, 2013, before me personally appeared Yvonne G. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., the limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such member and in the limited liability company name freely and voluntarily.

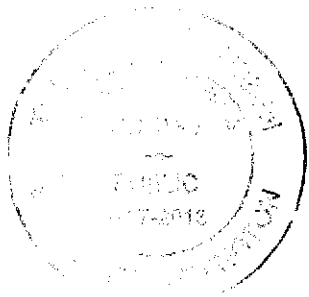


[Signature]

Printed Name Tim Van Hohenegen
Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13

STATE OF WA)
County of Skagit)ss.

On this 15th day of January, 2013 before me personally appeared David L. Boon, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.



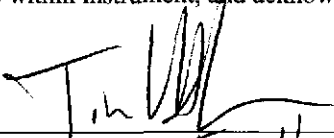
[Signature]

Printed Name Tim Van Hohenegen
Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13




STATE OF WA)
)ss.
County of Skagit)

On this 15th day of January, 2013 before me personally appeared Yvonne G. Boon, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.

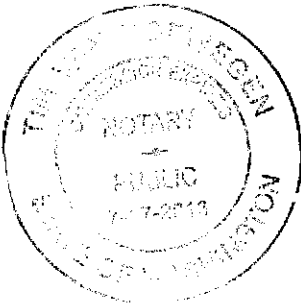

Printed Name Tim Van Halwegen
Notary Public for the State of WA
Residing at MT Vernon
My commission expires 7-17-13


**MORTGAGEE:
NORTHWEST FARM CREDIT SERVICES, PCA**

By 
Authorized Agent

STATE OF WA)
)ss.
County of Skagit)

On this 15th day of January, 2013, before me personally appeared Jon Vander Kooij, known to me to be an authorized agent of Northwest Farm Credit Services, PCA, that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to executed said instrument.




Printed Name Tim Van Halwegen
Notary Public for the State of WA
Residing at MT Vernon
My commission expires 7-17-13



**EXHIBIT A
PROPERTY DESCRIPTION**

SKAGIT COUNTY

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that portion of Government Lot 2, Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of Government Lot 2, described as follows:

Beginning at the South line of Hickox Road and the East line of Government Lot 2 of said Section 6, said point being 20 feet South of the Northeast corner of said Government Lot 2;
thence South $89^{\circ}31'13''$ West along the South line of Hickox Road, a distance of 780.22 feet;
thence South $00^{\circ}05'06''$ West, a distance of 149.15 feet;
thence South $38^{\circ}18'48''$ East, a distance of 62.11 feet;
thence South $89^{\circ}18'22''$ East, a distance of 367.28 feet;
thence South $2^{\circ}35'57''$ East, a distance of 148.45 feet;
thence North $89^{\circ}31'13''$ East, a distance of 395.05 feet to the East line of said Government Lot 2;
thence North $4^{\circ}22'57''$ West, along said East line of Government Lot 2, a distance of 354.89 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M., EXCEPT that portion condemned by Drainage District No. 17 in Skagit County Civil Cause No. SC 5271.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 3B, Short Plat No. PL 07-0565, approved July 29, 2008 and recorded July 29, 2008, under Skagit County Auditor's File No. 200807290012, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

<u>Tax Account No.</u>	<u>Property I.D. No.</u>
330406-0-003-0008	P16412
330406-1-002-0007	P16436
330417-4-002-0008	P16743
330417-4-001-0009	P16739;

GRANT COUNTY

Farm Unit 121, Irrigation Block 78, Third Revision, Columbia Basin Project, according to the plat thereof recorded August 18, 1958, records of Grant, Washington.

Tax Parcel No. 20-173-000

Modification of Line of Credit Mortgage and Fixture Filing (66568-241, -141, -142, -143 & 69532-141)



201301150071

Skagit County Auditor