

When recorded return to:

SYB HOLDING CO., INC. a Washington Corporation
P. O. Box 189
Ferndale, WA 98248



201303190069
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144863-OE

Grantor: Mount Vernon Liquor Center, L.L.C., a Washington limited liability company, Mount Vernon
Chevron, L.L.C., a Washington limited liability company
Beneficiary:

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

144863-OE (For use in the State of Washington only)

THIS DEED OF TRUST, made this 11th day of March, 2013 between Parcel A = MOUNT VERNON LIQUOR CENTER, L.L.C., a Washington State Limited Liability Company; and Parcel B = MOUNT VERNON CHEVRON, L.L.C., a Washington State Limited Liability Company, GRANTORS, whose address is 486 Tyee Drive, Point Roberts, WA 98281, Land Title and Escrow, TRUSTEE, whose address is P.O. Box 445, 111 East George Hopper Road, Burlington, WA 98233 and SYB HOLDING CO., INC. a Washington Corporation BENEFICIARY, whose address is P. O. Box 189, Ferndale, WA 98248.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Abbreviated Legal: Ptn SW 1/4, 29-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340429-3-020-0102, P28731, 340429-3-020-0201, P28732

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantors herein contained in this Deed of Trust, and payment of the sum of **ONE MILLION THREE HUNDRED THOUSAND AND NO/100 Dollars (\$1,300,000.00)** with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantors, or any of the Grantors' successors or assigns, together with interest thereon at the rate agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on **April 1, 2028**

To protect the security of this Deed of Trust, Grantors covenant and agree:

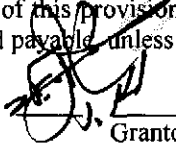
1. To keep the property in good condition and repair; to permit no waste of the property; to complete any building, structure, or improvement being built or about to be built on the property; to restore promptly any building, structure, or improvement on the property which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantors. The amount collected under any insurance policy may be applied upon any indebtedness secured by this Deed of Trust in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantors in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantors fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. DUE ON SALE: (OPTIONAL – Not applicable unless initialed by Grantor and Beneficiary) The property described in this security instrument may not be sold or transferred without the Beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable unless prohibited by applicable law.


Grantor (Initials)


Beneficiary (Initials)

IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust shall be paid to Beneficiary to be applied to said obligation.

9. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantors and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

11. Upon default by Grantors in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantors had or had the power to convey at the time of the execution of this Deed of Trust, and such as Grantors may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

13. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

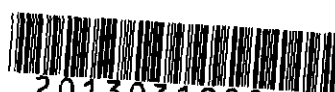
14. In the event of the absence, death, incapacity, disability, or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantors, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. ADDITIONAL TERMS AND CONDITIONS: (check one)

a. ☒ X NONE

OR



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b. ☐ As set forth on the attached "Exhibit A" which is incorporated by this reference.

(Note: If neither "a" nor "b" is checked, then option "a" applies)

Dated: March 11, 2013

Mount Vernon Liquor Center, L.L.C., a Washington
limited liability company

By: Fereydoon (Fred) Pakzad, Manager

Fereydoon (Fred) Pakzad
Individual Guarantor Fereydoon Pakzad

Mount Vernon Chevron, L.L.C., a Washington
limited liability company

By: Fereydoon (Fred) Pakzad, Manager

STATE OF Washington
County of Skagit }

} SS:

I certify that I know or have satisfactory evidence Fereydoon (Fred) Pakzad

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The Manager
of Mount Vernon Liquor Center, L.L.C., a Washington limited*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*liability company

Dated: March 19th 2013



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

STATE OF Washington
County of Skagit }

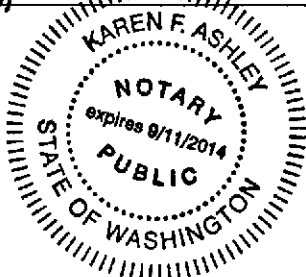
} SS:

I certify that I know or have satisfactory evidence Fereydoon (Fred) Pakzad

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The Manager
of Mount Vernon Chevron, L.L.C., a Washington limited*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*liability company

Dated: March 19th 2013



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

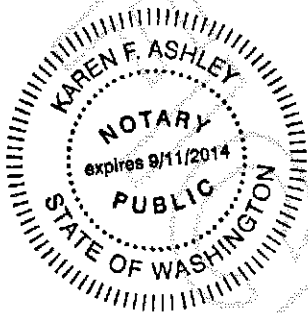


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State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Fereydoon Pakzad
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 19, 2013



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2014

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other 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.

Dated _____,



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Skagit County Auditor

Exhibit "A"

Schedule "A-1"

144863-OE

DESCRIPTION:

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F 9 2+00, as shown on Washington State Highway Department right of way map SR 5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South $74^{\circ}58'06''$ East; thence Northerly along said curve 132.00 feet; thence South $45^{\circ}07'01''$ East 145.49 feet to a point on the Northwesternly margin of the DL Ramp, as shown on said map; thence South $24^{\circ}15'30''$ West 96.00 feet to a point 110 feet Northerly from (when measured at right angles to) Highway Engineer's Station A16+00; thence South $84^{\circ}40'07''$ West 100.50 feet to a point 100 feet Northerly from (when measured at right angles to) Highway Engineer's Station A15+00; thence North $18^{\circ}34'00''$ West 91.47 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's station F9 2+00 as shown on Washington State Highway Department right of way map SR5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 25 foot radius curve concave to the Southeast a radial at said point bearing South $74^{\circ}58'06''$ East; thence Northerly along said curve 132.00 feet to the true point of beginning; thence South $45^{\circ}07'01''$ East, 145.49 feet to a point on the Northwesternly margin of the DL ramp as shown on said map; thence North $24^{\circ}15'30''$ East along said Northwesternly margin 256.63 feet to a point 250 feet Westerly (when measured radially) from station 67+00 on the centerline of said SR5; thence North $20^{\circ}02'30''$ East 125.54 feet to a point 50 feet Southeasterly (when measured radially) from station F9 7+50 as shown on said map, said point being on a 500 foot radius curve concave to the Northwest, a radial at said point bearing North $58^{\circ}44'02''$ West; thence Southerly along said curve 158.07 feet to a point 50 feet Southeasterly (when measured at right angles) from station F9 PC5+57.74; thence South $49^{\circ}22'45''$ West 179.90 feet to a point 50 feet Southeasterly from station F9 PT3+79.85, said point being the point of curvature of a 250 foot radius curve to the left; thence Southerly along said curve 17.87 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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