

Return Address:
Northwest FCS-Burlington
265 East George Hopper Road
PO Box 966
Burlington, WA 98233



201306170186

Skagit County Auditor \$79.00
6/17/2013 Page 1 of 8 1:07PM

Document 1 Title: Modification of Line of Credit Mortgage
Reference #s: 201006150013-Skagit County and 1272346-Grant County
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-Skagit County and 1272346-Grant County
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: _____

Abbreviated Legal Description:

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

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.)

20-173-000

Modification of Line of Credit Mortgage and Fixture Filing
(CIF/Note No. 066568-141, -142, -143 and -241 and 069532-141)

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

This Modification of Line of Credit Mortgage and Fixture Filing (this "Modification"), dated as of June 14, 2013, is made by and between **Western Valley Farms L.L.C.**, a Limited Liability Company, which acquired title as **Western Valley Farms, LLC**, a Limited Liability Company and **DYB Land & Cattle LLC**, a Limited Liability Company 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, as modified was executed in favor of Mortgagee, which was recorded on June 15, 2010, as Instrument No(s). 201006150013 in the Official Records of Skagit County, Washington and recorded on June 17, 2010, as Instrument No(s). 1272346 in the Official Records of Grant County Washington (the "Mortgage"), covering the land described on the attached Exhibit A;

WHEREAS, Mortgagee has agreed to renew an existing note(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 One Million Eight Hundred Thousand Dollars and No/100 Dollars (\$1,800,000.00) and 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 One Million Four Hundred Thousand and No/100 Dollars (\$1,400,000.00) 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 Six Hundred Thousand Dollars and No/100 Dollars (\$600,000.00) 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 Three Hundred Fifty Thousand Dollars and No/100 Dollars (\$350,000.00) (collectively, the "Renewed Note") and the parties wish to acknowledge that the obligations evidenced by the Renewed Note are 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
066568-141	June 14, 2013	\$1,800,000.00	June 1, 2014
Note No.	Date of Note	Principal Amount	Final Installment Date
066568-142	June 14, 2013	\$1,400,000.00	June 1, 2014
Note No.	Date of Note	Principal Amount	Final Installment Date
066568-143	June 14, 2013	\$600,000.00	June 1, 2014
Note No.	Date of Note	Principal Amount	Final Installment Date
069532-141	June 14, 2013	\$350,000.00	June 1, 2014
Note No.	Date of Note	Principal Amount	Final Installment Date
066568-241	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.

**ARTICLE 1
AMENDMENTS**

1.1 Recitals, References and Definitions.

- a. The recitals hereto are incorporated in and made a part of this Modification.

Modification of Line of Credit Mortgage and Fixture Filing
(CIF/Note No. 066568-141, -142, -143 and -241 and 069532-141)



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b. All secured indebtedness described in the Mortgage shall be deemed also to include the Renewed 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
Steven E. Boon, Managing Member

By: David L. Boon
David L. Boon, Managing Member

By: Jeffrey S. Boon
Jeffrey S. Boon, Managing Member

By: Yvonne G. Boon
Yvonne G. Boon, Managing Member

Modification of Line of Credit Mortgage and Fixture Filing
(CIF/Note No. 066568-141, -142, -143 and -241 and 069532-141)



DYB Land & Cattle LLC, a Limited Liability Company

By: [Signature]
David L. Boon, Member

By: [Signature]
Yvonne G. Boon, Member

[Signature]
David L. Boon

[Signature]
Yvonne G. Boon

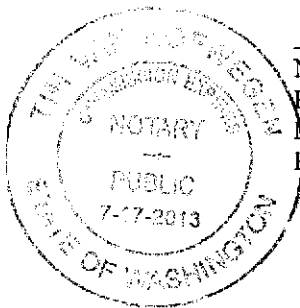
MORTGAGEE:

Northwest Farm Credit Services, PCA

By: [Signature]
Authorized Agent

STATE OF WA)
County of Skagit) ss.

On this 14 day of June, ²⁰¹³ ~~2012~~, before me personally appeared Steven E. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



[Signature]
Notary Public for the State of WA
Residing at Mr Werner
My commission expires 7-17-13
Printed Name Tim Werner

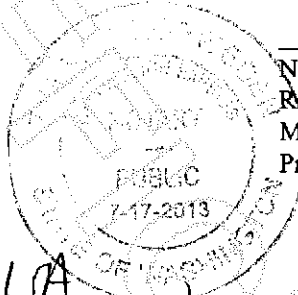
Modification of Line of Credit Mortgage and Fixture Filing
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201306170186

STATE OF WA)
County of Skagit)ss.

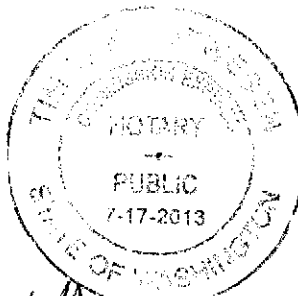
On this 14th day of June, ~~2012~~ ²⁰¹³, before me personally appeared David L. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



[Signature]
Notary Public for the State of WA
Residing at Mr Van
My commission expires 7-17-13
Printed Name Tim Van Halwegen

STATE OF WA)
County of Skagit)ss.

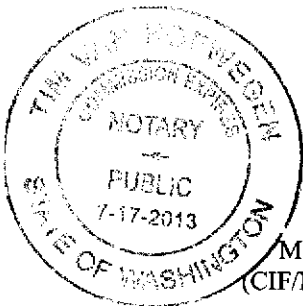
On this 14 day of June, ~~2012~~ ²⁰¹³, before me personally appeared Jeffrey S. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



[Signature]
Notary Public for the State of WA
Residing at Mr Van
My commission expires 7-17-13
Printed Name Tim Van Halwegen

STATE OF WA)
County of Skagit)ss.

On this 14th day of June, ~~2012~~ ²⁰¹³, before me personally appeared Yvonne G. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



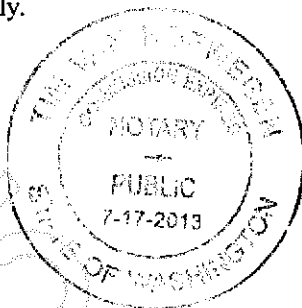
[Signature]
Notary Public for the State of WA
Residing at Mr Van
My commission expires 7-17-13
Printed Name Tim Van Halwegen

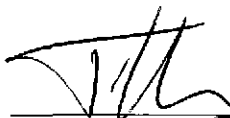
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STATE OF WA)
County of Skagit)ss.

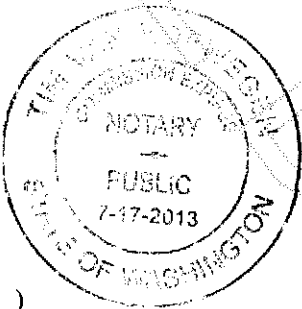
On this 14th day of June, ~~2012~~ ²⁰¹³, before me personally appeared David L. Boon, known to me to be the Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of DYB Land & Cattle LLC and in the limited liability company name freely and voluntarily.





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

STATE OF WA)
County of Skagit)ss.

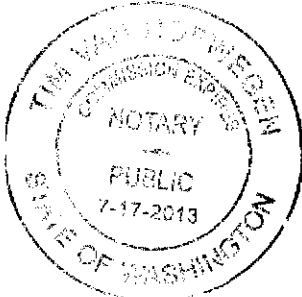
On this 14th day of June, 2013, before me personally appeared Yvonne G. Boon, known to me to be the Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of DYB Land & Cattle LLC and in the limited liability company name freely and voluntarily.





Printed name Tim Van Holwegen
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 14th day of June, ~~2012~~ ²⁰¹³, before me personally appeared David L. Boon, known to me to be the person(s) described in and who executed the within instrument, and acknowledged that he executed the same as his free act and deed.



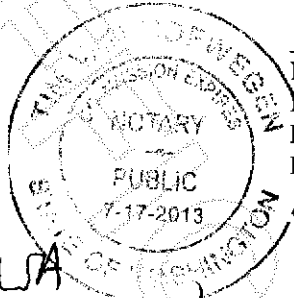

Notary Public for the State of WA
Residing at Mt Vernon
My commission expires 7-17-13
Printed Name Tim Van Holwegen

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STATE OF WA)
County of Skagit)ss.

On this 14th day of June, 2013, before me personally appeared Yvonne G. Boon, known to me to be the person(s) described in and who executed the within instrument, and acknowledged that she executed the same as her free act and deed.

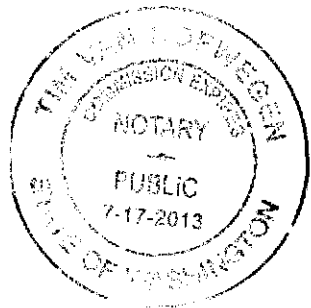


[Signature]

Notary Public for the State of WA
Residing at Mr. DeRem
My commission expires 7-17-13
Printed Name Tim Van Hobergen

STATE OF WA)
County of Skagit)ss.

On this 14th day of June, 2013, before me personally appeared Jon VanderKooze, 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 execute said instrument.



[Signature]

Notary Public for the State of WA
Residing at Mr. DeRem
My commission expires 7-17-13
Printed Name Tim Van Hobergen

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**EXHIBIT A
PROPERTY DESCRIPTION**

SKAGIT COUNTY

PARCEL "A":

The Southwest ¼ of the Northeast ¼ 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°31'13" West along the South line of Hickox Road, a distance of 780.22 feet;
thence South 00°05'06" West, a distance of 149.15 feet;
thence South 38°18'48" East, a distance of 62.11 feet;
thence South 89°18'22" East, a distance of 367.28 feet;
thence South 2°35'57" East, a distance of 148.45 feet;
thence North 89°31'13" East, a distance of 395.05 feet to the East line of said Government Lot 2;
thence North 4°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 ½ of the Northwest ¼ of the Southeast ¼ 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 ¼ 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

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