

After recording return document to:
NATHAN L. MCALLISTER
1313 E. Maple St., Ste. 208
Bellingham, WA 98225



Skagit County Auditor \$80.00
1/27/2017 Page 1 of 7 10:07AM

DOCUMENT TITLE: DEED OF TRUST

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): MAND VENTURES, LLC

ADDITIONAL GRANTORS ON PAGE ___ OF DOCUMENT.

GRANTEE(S): 0803610 B.C. LTD.

ADDITIONAL GRANTEES ON PAGE ___ OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: LOT 2, Skagit County Short Plat No. 5-90

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) ___ OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): P33785, P33731, P33727, 350304-0-001-0001, 350303-0-013-0115,
and 350303-0-012-0009

DEED OF TRUST

THIS DEED OF TRUST is made this 27th day of January, 2017, between MAND VENTURES, LLC, GRANTOR, whose address is 15108 95A Avenue, Surrey, B.C. V3R 1E5, Canada; CHICAGO TITLE INSURANCE COMPANY, TRUSTEE, whose address is 425 Commercial Street, Mt. Vernon, WA, 98273; and 0803610 B.C. LTD., BENEFICIARY, whose address is 1313 E. Maple Street, Suite 208, Bellingham, WA 98225.

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 5-90, approved January 21, 1990 and recorded February 5, 1990, n Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington; being a portion of Government Lot 1 in Section 4, Township 35 North, Range 3 East of the Willamette Meridian, and Government Lots 3 and 4 in Section 3, Township

35 North, Range 3 East of the Willamette Meridian.

Situate in Skagit County, Washington.

(hereinafter referred to as the "Property") which Property is used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This Deed of Trust is granted for the purposes of securing performance of each agreement of Grantor herein contained and payment of the sum of Five Hundred Sixty Five Thousand Eight Hundred Thirty Seven and 15/100 Canadian Dollars (\$565,837.15 CDN), together with interest in accordance with the terms of a promissory note payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and all other sums payable under the terms of said Note and/or this Deed of Trust.

GRANTOR COVENANTS AND AGREES, in order to protect the security of this Deed of Trust:

A. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property.

B. To pay before delinquency 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.

C. To defend any action or proceeding purporting to affect the security hereof, or of the rights or powers of Beneficiary or Trustee, herein provided.

D. To pay all costs, fees and expenses incurred in enforcing the obligations secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

E. 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 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 Granter. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured 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 Granter in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

IT IS MUTUALLY AGREED THAT:

a) In the event that any portion of the Property is taken or damaged in an eminent domain proceeding, the entire amount of the award of such portion thereof as may be necessary to fully satisfy the obligation secured hereby shall be paid to Beneficiary to be applied to said obligation.

b) By accepting payment of any sum secured hereby after its due date, or any partial payment, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured.

c) The Trustee shall reconvey all or any part of the Property to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

d) Grantor shall hereby receive and be entitled to exclusive physical possession of the property covered by this Deed of Trust, but shall not have the right to remove, demolish, move or alter in any way, any buildings or other structures now located on the Property without the written consent of the Beneficiary.

e) All demands, notices and correspondence, except original process in the event of litigation shall be deemed sufficient if mailed by certified mail, addressed to the respective parties at the following addresses:

GRANTOR:

15108 95A Avenue
Surrey, B.C. V3R 1E5, Canada
And
1700 D Street
Bellingham, WA 98225

BENEFICIARY:

1313 E. Maple Street, Suite 208
Bellingham, WA 98225

f) Should Grantor fail to pay when due any taxes, assessment, insurance premiums, liens, encumbrances, or other charges against the Property which are required to be paid by Grantor under this Deed of Trust, or should Grantor otherwise fail to perform any of Grantor's other covenants herein contained, the performance of which requires the expenditure of money, then, in any such event, the Beneficiary, at its election, may pay such sums as may be necessary to perform such obligations with respect to which the Grantor is in default, without prejudice to Beneficiary's right to accelerate the maturity of this Deed of Trust and to foreclose the same, and any and all amounts so paid shall be repaid by the Grantor to the Beneficiary upon demand, with interest thereon at the same rate as the indebtedness secured by this Deed of Trust from the date of such payment and all such payments, with interest as above provided, shall, from the date of payment, be added to and become a part of the indebtedness secured by this Deed of Trust.

g) Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust and such as he may have acquired thereafter. Trustee's deed shall recite 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 purchasers and encumbrancers for value.

h) Notwithstanding Beneficiary's acceleration of the sums secured by this Deed of Trust, Grantor shall have the right to have any proceedings begun by Trustee to enforce this Deed of Trust discontinued at any time prior to the earlier to occur of (1) the tenth (10th) day before sale of the property pursuant to the power of sale contained in this Deed of Trust or (2) entry of a judgment enforcing this Deed of Trust if: (a) Grantor pays Beneficiary all sums which would be then due under this Deed of Trust, the Note and notes securing future advances, if any, had no acceleration occurred; (b) Grantor cures all breaches of any other covenants or agreements of Grantor contained in this Deed of Trust; (c) Grantor pays all reasonable expenses incurred by Beneficiary and Trustee in enforcing the covenants and agreements of Grantor contained in this Deed of Trust.

i) 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.

j) In the event of the death, incapacity or disability or resignation of the Trustee, 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 any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

k) If all or any part of the Property or an interest therein is sold or transferred by Grantor without Beneficiary's prior written consent. Beneficiary may, at Beneficiary's option, declare all the sums secured by this Deed of Trust to be immediately due and payable.

l) Grantor will pay all costs, expenses and fees incurred in connection with this Deed of Trust, including the costs of title insurance, including those costs, expenses and attorney fees incurred in enforcing obligations of the Grantor secured hereby.

m) Upon payment of all sums secured by this Deed of Trust, Beneficiary shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any.

n) It is understood and agreed by the parties hereto that if any part, term, or provision of this Deed of Trust is judicially determined to be illegal or in conflict with any law of the State of Washington, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the instrument did not contain the particular part, term or provision held to be invalid.

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

16. Assignment of Rents. As part of the consideration for the Secured Obligations, and not as additional security therefor, Grantor hereby absolutely and unconditionally assigns and transfers to Beneficiary all right, title and interest of Grantor in and to: any and all present and future leases, subleases, and other agreements for the occupancy or use of all or any part of the Property, and any and all extensions, renewals and replacements thereof ("Leases"); all cash or security deposits, advance rentals and deposits of a similar nature under the Leases; any and all guarantees of tenants' or occupants' performance under any and all Leases, and all rents, issues, profits and revenues ("Rents") now due or which may become due or to which Grantor may now or shall hereafter become entitled or may demand or claim (including Rents coming due during any redemption period), arising or issuing from or out of any and all Leases, including without limitation minimum, additional, percentage and deficiency rents and liquidated damages.

Prior to any Event of Default hereunder, Grantor shall have a license to, and shall collect and receive all Rents of the Property as trustee for the benefit of Beneficiary and Grantor, apply the Rents so collected first to the payment of taxes, assessments and other charges on the Property prior to

delinquency, second to the cost of insurance, maintenance and repairs required by the terms of this Deed of Trust, third to the costs of discharging any obligations or liability of Grantor under the Leases; and fourth to the Secured Obligations, with the balance, if any, to the account of Borrower provided there is no Event of Default. Upon delivery of written notice by Beneficiary to Grantor of an Event of Default hereunder and stating that Beneficiary exercises its right to the Rents, and without the necessity of Beneficiary entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Beneficiary shall immediately be entitled to possession of all Rents from the Property as the same become due and payable, including without limitation Rents then due and unpaid, and all such Rents shall immediately upon delivery of such notice be held by Grantor as trustee for the benefit of Beneficiary only.

Grantor hereby represents and warrants to Beneficiary that Grantor has not executed and will not execute any other assignment of said Leases or Rents, that Grantor has not performed and will not perform any acts and has not executed and will not execute any instrument which would prevent Beneficiary from exercising its rights under this Article 16. Grantor further represents and warrants to Beneficiary that all existing Leases are in good standing and there is no default thereunder.

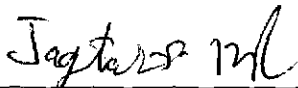
Upon any Event of Default hereunder, Beneficiary may, in person, by agent or by a court-appointed receiver, regardless of the adequacy of Beneficiary's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof in the same manner and to the same extent as Grantor could do the same.

All Rents collected subsequent to delivery of written notice by Beneficiary to Grantor of an Event of Default hereunder may be applied first to the costs, if any, of taking control of and managing the Property and collecting the Rents, including without limitation attorneys' fees, receiver's fees, premiums on receiver's bonds, costs of maintenance and repairs to the Property, premiums on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Grantor under the Lease, and then to the Secured Obligations. Beneficiary or the receiver shall be liable to account only for those Rents actually received.

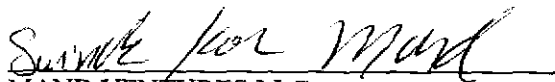
Beneficiary may enforce this assignment without first resorting to or exhausting any security or collateral for the Secured Obligations.

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.

GRANTOR/BORROWER:



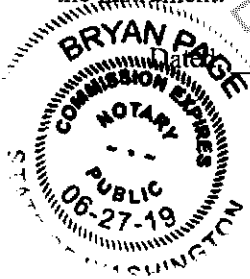
MAND VENTURES LLC
BY: JAGTAR SINGH MAND
ITS: MEMBER



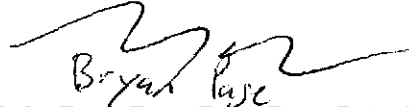
MAND VENTURES LLC
BY: SURINDER KAUR MAND
ITS: MEMBER

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JAGTAR SINGH MAND is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the MEMBER of MAND VENTURES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Date: January 27, 2017.

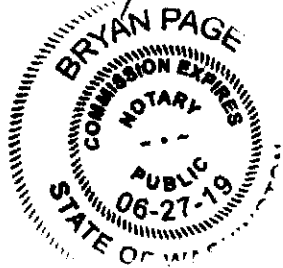

Bryan Page

NOTARY PUBLIC in and for the
State of Washington. My
Commission expires 6/27/19.
Residing at Bellingham, WA.

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that SURINDER KAUR MAND is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the MEMBER of MAND VENTURES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 27, 2017.




Bryan Page

NOTARY PUBLIC in and for the
State of Washington. My
Commission expires 6/27/19.
Residing at Bellingham, WA.

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 convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

DATED this _____ day of _____, 20____.
