

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

201901020060
01/02/2019 11:49 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

A. NAME & PHONE OF CONTACT AT FILER (optional)
Laura Minton Breckenridge (360) 336-1000

B. E-MAIL CONTACT AT FILER (optional)
laura@skagitlaw.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

**Laura Minton Breckenridge
PO Box 336
Mount Vernon, WA 98273**

*Land Title and Escrow
02-170247
OE*

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME

OR

| | | | |
|---|------------------------------------|--|-----------------------------|
| 1b. INDIVIDUAL'S SURNAME Durgin | FIRST PERSONAL NAME John | ADDITIONAL NAME(S)/INITIAL(S) Robert | SUFFIX |
| 1c. MAILING ADDRESS 7821 Highland Meadows Drive | CITY Bronsborg | STATE IN | POSTAL CODE 46112 |
| | | COUNTRY | |

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

| | | | |
|--|------------------------------------|--|-----------------------------|
| 2b. INDIVIDUAL'S SURNAME Durgin | FIRST PERSONAL NAME Joan | ADDITIONAL NAME(S)/INITIAL(S) Willaims | SUFFIX |
| 2c. MAILING ADDRESS 503 S 3rd Street | CITY La Conner | STATE WA | POSTAL CODE 98257 |
| | | COUNTRY | |

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR

| | | | |
|---|--|--|-----------------------------|
| 3b. INDIVIDUAL'S SURNAME Rubenstein | FIRST PERSONAL NAME Kimberly | ADDITIONAL NAME(S)/INITIAL(S) Good | SUFFIX |
| 3c. MAILING ADDRESS 15188 Channel Drive | CITY La Conner | STATE WA | POSTAL CODE 98257 |
| | | COUNTRY | |

4. COLLATERAL: This financing statement covers the following collateral:

SEE EXHIBIT A ATTACHED

Lots 6 & 7, Plus Lot 8, BIKK, MAP of LaConner

P74004

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME

OR

9b. INDIVIDUAL'S SURNAME
Durgin

FIRST PERSONAL NAME
John

ADDITIONAL NAME(S)/INITIAL(S)
Robert

SUFFIX

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10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

SEE EXHIBIT B ATTACHED

17. MISCELLANEOUS:

**EXHIBIT A
COLLATERAL**

All of Borrower's present and future right, title, and interest in and to all of the following:

1. All of the following used now or in the future in connection with the ownership, management, and operation of the Real Property described in **Exhibit B** and/or the improvements on the Real Property:

a) Equipment, boilers, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, and water; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection; telephone systems and equipment; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposals, washers, dryers, mangles, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures; art, screens, and window treatments; mirrors; cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants (any of the foregoing that are so attached to the Real Property as to constitute fixtures under applicable law are referred to below as the "Fixtures");

b) All furniture, furnishings, equipment, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software), and other tangible personal property (other than Fixtures) that are used now or in the future in connection with the ownership, management, or operation of the Real Property or of the Business known as Katy's Inn or are located on the Real Property, and any operating agreements relating to the Real Property, and any surveys, plans, and specifications and contracts for architectural, engineering, and construction services relating to the Real Property, and all other intangible property and rights relating to the operation of, or used in connection with, the Real Property, including all governmental permits relating to any activities on the Real Property (the "Personalty");

c) All proceeds paid, or be paid, by any insurer of the Real Property, the Fixtures, the Personalty, or any other item listed in this **Exhibit A**;

d) All awards, payments, and other compensation made, or to be made, by any municipal, state, or federal authority with respect to the Real Property, the Fixtures, the Personalty, or any other item listed in this **Exhibit A**, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Real Property; and

e) All earnings and accounts receivable (including accounts receivable from all rents, revenues, and other income of the Real Property) from the Real Property, or any other item listed in this **Exhibit A**.

2. Katy's Inn's customer lists and files;

3. The two website domains, bedandbreakfastlaconner.com and www.katysinn.com, and any other website domains used in the Business, together with any telephone and fax numbers;

EXHIBIT A

4. All business records and files;
5. All software, patents, copyrights, trademarks, brands, logos, trade names, and variation thereof, including, but not limited to, the name Katy's Inn; and
6. All proceeds and income from the business known as Katy's Inn and/or operated by Borrower.

EXHIBIT A

**EXHIBIT B
REAL PROPERTY**

Title Order No.: **02-170247-OE**

PARCEL "A":

Lots 6, 7 and 8, Block K, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the South 7.03 feet of said Lot 8.

TOGETHER WITH all of the alley adjacent thereto as shown on the face of said plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

ALSO, TOGETHER WITH a non-exclusive easement for the purpose of maintaining an underground water line for residential water service over portions of Lots 8 and 9 in said Block K, as conveyed by instrument recorded August 13, 2003, under Auditor's File No. 200308130113, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B