

When Recorded Return To:

The Washington State Department of Commerce
Community Capital Facilities Unit
1011 Plum Street, SE
Post Office Box 42525
Olympia, Washington 98504-2525

Attention: Tony Hanson, (360) 725-3005

**LAND TITLE AND ESCROW
01-160680-OE**

DEED OF TRUST

Grantor (Borrower): **Skagit Valley Family YMCA**

Beneficiary (Lender): Department of Commerce, Community Capital Facilities

Grantee (Trustee): Land Title & Escrow of Skagit & Island County

Legal Description (abbreviated): Ptn Lots 4 & 5, Blk 136, First Add. To Burlington

Assessor's Tax Parcel ID#: 4077-136-005-0007, P72266

Grant Number: **20-96624-301**

THIS DEED OF TRUST is made this 02 day of NOVEMBER, 2020, between **Skagit Valley Family YMCA** a Washington Non-Profit Corporation, whose mailing address is **1901 Hoag Road, MOUNT VERNON, WA 98273** ("Grantor"); Land Title and Escrow, whose mailing address is 111 E George Hopper Rd. Burlington, Washington 98233 as Trustee ("Trustee"); and the Washington State Department of Commerce, Community Capital Facilities Unit, or its successor agency, as Beneficiary ("Beneficiary"), whose address is 1011 Plum Street, SE, P.O. Box 42525, Olympia, Washington 98504-2525.

1. Grant. Grantor hereby bargains, sells and conveys to Trustee in Trust for the benefit of Beneficiary, with power of sale the real property located in Skagit County, Washington described as:

Parcel A of Survey recorded under Skagit County Auditor's File No. 200611160060, more particularly described as follows: Lots 4 and 5, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington. EXCEPT the West 240.0 feet thereof; AND EXCEPT the East 20.0 feet of the West 260.0 feet of the North 60.0 feet of said Lot 5; TOGETHER WITH a non-exclusive easement for ingress, egress, parking and utilities over, under and across portions of said Lots 4 and 5, more particularly described as follows: Beginning at the Southwest corner of said Lot 4, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.,"; thence South 88°26'32" East 248.00 feet along the South line of said Lot 4, Block 136; thence North 1°45'43" East 87.84 feet, parallel with the West line of said Lot 4, Block 136; thence North 51°59'49" East 12.82 feet; thence South 88°26'32" East 115.54 feet to a point 25.00 feet West of the East line of said Lots 4 and 5, Block 136; thence South 1°43'54" West 96.00 feet parallel with said East line of Lots 4 and 5, Block 136, to the South line of said

Lot 4, Block 136; thence South 88°26'32" East 25.00 feet along said South line of Lot 4, Block 136, to the Southeast corner thereof; thence North 1°43'54" East 180.00 feet along the East line of said Lots 4 and 5, Block 136, to the Northeast corner of said Lot 5, Block 136; thence North 88°26'32" West 138.36 feet along the North line of said Lot 5, Block 136, to the Northeast corner of the East 20.00 feet of the West 260.00 feet of said Lot 5, Block 136; thence South 1°45'43" West 51.00 feet along said East line; thence South 51°59'49" West 45.53 feet; thence North 88°26'32" West 25.00 feet; thence South 1°45'43" West 61.00 feet; thence North 88°26'32" West 110.00 feet; thence North 1°45'43" East 6.00 feet; thence North 88°26'32" West 90.00 feet to the West line of said Lot 4, Block 136; thence South 1°45'43" West 45.00 feet along said West line of Lot 4, Block 136, to the point of beginning. **ALSO TOGETHER WITH a non-exclusive parking easement as reserved by instrument recorded August 22, 1996, under Auditor's File No. 9608220069. Situate in the City of Burlington, County of Skagit, State of Washington,**

according to the plat thereof, recorded in Skagit County, Washington, (the "Property") together with all tenements, privileges, reversions, remainders, irrigation and water rights and stock, oil and gas rights, royalties, minerals and mineral rights, hereditaments and appurtenances belonging or in any way pertaining to the Property, and the rents issues and profits thereof. Said Property is not used principally, or at all, for agricultural or farming purposes.

2. Obligations Secured. This Deed of Trust is given for the purpose of securing the following:

- (a) Payment in the amount of Four Hundred Sixty-Five Thousand and 00/100 dollars (\$465,000.00) with interest thereon, if any, according to the terms of a Promissory Note (the "Note") of even date herewith, payable by the Grantor to the Beneficiary, including all renewals, modifications and extensions thereof,
- (b) Payment of any further sums advanced or loaned by Beneficiary to Grantor under the Note; and
- (c) Performance of each agreement, term and condition set forth in this Deed of Trust and in the Community Capital Facilities Unit Grant Agreement for Grant Number 20-96624-301 between Grantor and Beneficiary, their successors or assigns, as now or hereafter amended (the "Contract").

3. Lien Priority. This Deed of Trust shall be in a **subordinate lien priority** position against the Property.

4. Protection of Security. To protect the security of this Deed of Trust, Grantor covenants and agrees:

4.1. To keep the Property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, conditions and restrictions affecting the Property.

4.2. 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.

4.3. To keep all buildings now or hereafter on the Property continuously insured against loss by fire or other hazards in an amount not less than the replacement cost of the Property. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine, subject to the rights of any senior lien-holder. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, and subject to the rights of the Beneficiary or beneficiaries of any senior deed of trust, all rights of Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4.4. 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 proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

4.5. 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 hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

4.6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the Property, Beneficiary may, but shall not be obligated, to pay the same, and the amount so paid shall be added to and become a part of the debt secured by this Deed of Trust. The payment of such sums by Beneficiary and addition of the amount thereof to the principal balance secured hereby shall not constitute a waiver of the default.

5. General Conditions. The parties hereto agree that:

5.1. In the event of any fire or other casualty to the Property or eminent domain proceedings resulting in condemnation of the Property or any part thereof, Grantor shall have the right to rebuild the Property, and to use all available insurance or condemnation proceeds therefore, provided that (a) such proceeds are sufficient to keep the loan in balance and rebuild the Property in a manner that provides adequate security to the Beneficiary for repayment of the loan, or if such proceeds are insufficient to provide adequate security or to keep the loan in balance, then Grantor has funded any deficiency, (b) Beneficiary shall have the right to approve plans and specifications for any major rebuilding and the right to approve disbursements of insurance or condemnation proceeds for rebuilding under a construction escrow or similar arrangement, and such approval shall not be unreasonably withheld, and (c) no material default then exists under the Note, this Deed of Trust or the Contract. If the casualty or condemnation affects only part of the Property and total rebuilding is infeasible, then such insurance and/or condemnation proceeds may be used for partial rebuilding and partial repayment of the loan in a manner that provides adequate security to the Beneficiary for repayment of the remaining balance of the loan.

5.2. By accepting payment of any sum secured hereby 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.

5.3. 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 Grantor and the Beneficiary, or upon satisfaction of the obligations secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

5.4. Power of Sale. Pursuant to Chapter 61.24 of the Revised Codes of Washington and upon default by Grantor without timely cure and after written notice of thirty (30) days in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable. In such event and upon written notice of Beneficiary, the Property shall be sold, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person may bid at the Trustee's sale. Subject to the rights of the beneficiary or beneficiaries of any senior deed of trust, the proceeds of the sale shall be applied 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; (3) the surplus, if any, shall be distributed to the person or persons entitled thereto.

5.5. A 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 the execution of this Deed of Trust, and such as Grantor 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 a bona fide purchaser for value.

5.6. 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.

5.7. Beneficiary may at any time appoint or discharge the Trustee.

5.8. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto and their successors and assigns. The terms "Grantor," "Trustee," and "Beneficiary" include their successors and assigns.

6. Acceleration. If without Beneficiary's prior written consent, all or any part of the Property or any interest in it is not used as required in the Contract, Beneficiary may, at its option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by Beneficiary if exercise is prohibited by federal law as of the date of this Deed of Trust. If Beneficiary exercises this option, Beneficiary shall give Grantor notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Grantor must pay all sums secured by this Deed of Trust. If Grantor fails to pay these sums prior to the expiration of this period, Beneficiary may invoke any remedies permitted by this Deed of Trust without further notice or demand on Grantor.

WITNESS the hand and seal of the Grantor on the day and year first written above.

Skagit Valley Family YMCA,
a Washington Non-Profit Corporation

By: [Signature]

Print Name: Dean C. Snider

Title: CEO

By: [Signature]

Print Name: Paul Pickering

Title: Board President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Dean C. Snider known to be the CEO, and Paul Pickering known to be the Board President, of the Skagit Valley Family YMCA, a Washington Non-profit corporation, the corporation that executed the within instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that s/he was authorized to execute the same.

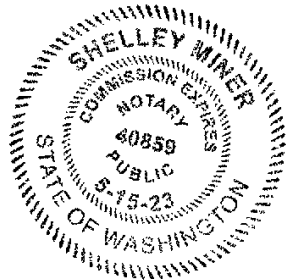
DATED: 11-2-2020

[Signature]

Notary Public in and for the State of Washington
residing in the county of Skagit

My appointment expires 5-15-23

[Signature]
Print Name



REQUEST FOR FULL RECONVEYANCE

**TO BE USED ONLY WHEN ALL OBLIGATIONS HAVE BEEN PAID AND ALL
DUTIES PERFORMED UNDER THIS DEED OF TRUST.**

TO: TRUSTEE:

The undersigned Beneficiary is the party entitled to the performance, benefits, duties, and payments under the Community Capital Facilities Unit contract **20-96624-301** between Grantor and Beneficiary which is secured by this Deed of Trust and other legal documents.

The obligations thus secured have been fully paid, duties performed 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, including Contingent Interest, to cancel evidence of indebtedness secured by said Deed of Trust delivered to you with 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 hereunder.

Dated

Name

Title