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03/02/2023 10:02 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

Return Address:

Document Title:

Loan Agreement

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____.

- 1) Stanislav Okara
- 2) _____

Grantee(s):

additional grantor names on page ____.

- 1) Yury Strachuk
- 2) _____

Abbreviated Legal Description:

full legal on page(s) ____.

Lot 160 Nookachamp Hill PUD Phase II B

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____.

P123253

LOAN AGREEMENT

I. **THE PARTIES.** This Loan Agreement ("Agreement") made this MARCH 1, 2023, is between:

Borrower: Stanislav Okara with a mailing address of 2321 E. Kincaid Street Mont Vernon ("Borrower") and agrees to borrow money from:

Lender: Yury Strachuk with a mailing address of _____ and agrees to lend money to the Borrower under the following terms:

II. **LOAN AMOUNT.** The total amount of money being borrowed from the Lender to the Borrower is \$ 100,000 ("Borrowed Money").

III. **INTEREST RATE.** The Borrowed Money shall: (check one)

- **Bear Interest.** The Borrowed Money shall bear interest at a rate of 10 % compounded: (check one)

- Annually

- Monthly

- Other: _____.

- **NOT Bear Interest.** There shall be no interest associated with the Borrowed Money. The Borrower's only obligation to the Lender is to repay the principal balance.

IV. **TERM.** The total amount of the Borrowed Money, including principal and interest, shall be due and payable on June, 2023 ("Due Date").

V. **PAYMENTS.** The Borrower agrees to repay the Borrowed Money to the Lender under the following payment schedule: (check one)

- **Weekly Payments.** The Borrower agrees to repay the Lender a payment of \$ _____ on the _____ of each week until the Due Date.

- **Monthly Payments.** The Borrower agrees to repay the Lender a payment of \$ _____ on the _____ of each month until the Due Date.

- **Lump Sum.** The Borrower agrees to repay the Lender, in full, on the Due Date.

- Other. _____

Hereinafter known as the "Payment Schedule." All payments made by the Borrower shall be first applied to any accrued interest and second to the principal balance.

VI. **LATE PAYMENT.** If the Borrower is late by more than ____ days for any payment due, it shall be considered late. If a payment is late, the Borrower shall be: (check one)

- **Charged a Late Fee.** The Borrower shall be charged a late fee equal to: _____

- **Not Charged a Late Fee.** The Borrower shall not be charged a late fee.

VII. **PREPAYMENT.** If the Borrower makes a payment prior to the Due Date, there shall be: (check one)

- **A Prepayment Penalty.** If the Borrower makes a payment prior to the Due Date, then there shall be a prepayment penalty of: (check one)

- Interest payments due as if the prepayments were not made.

- Other: _____

- **No Prepayment Penalty.** If the Borrower makes a payment prior to the Due Date, then there shall be no prepayment penalty of any kind.

VIII. **SECURITY.** As part of this Agreement, the Borrower agrees to: (check one)

- **Pledge Security.** The Borrower agrees to secure this Agreement by pledging the following collateral: _____ ("Security").

In the event the Borrower defaults under this Agreement, the Lender shall obtain possession of the Collateral: (check one)

- In its entirety and without discount to the amount owed.

- Equal to the amount owed of which a sale may be required.

- **Not Pledge Security.** This Agreement shall not be secured by any property or asset of the Borrower.

IX. **REMEDIES.** No delay or omission on part of the holder of this Agreement in exercising any right hereunder shall operate as a waiver of any such right or of any other right of such holder, nor shall any delay, omission, or waiver on any one occasion be deemed a bar to or waiver of the same or any other right on any future occasion. The rights and remedies of the Lender shall be cumulative and

may be pursued singly, successively, or together, at the sole discretion of the Lender.

- X. **ACCELERATION.** The Lender shall have the right to declare the Borrowed Money to be immediately due and payable, including interest owed, if any of the events are to occur:
- a. **Late Payment.** If any payment is late that is due under the Payment Schedule of more than 15 days;
 - b. **Default.** If the Borrower should default on any of the conditions of this Agreement; or
 - c. **Security.** If assets or property that are pledged as Security as part of this Agreement are transferred or sold.
- XI. **SUBORDINATION.** The Borrower's obligations under this Agreement are subordinated to all indebtedness, if any, of the Borrower, to any unrelated third-party lender to the extent such indebtedness is outstanding on the date of this Agreement and such subordination is required under the loan documents providing for such indebtedness.
- XII. **WAIVERS BY BORROWER.** All parties to this Agreement, including the Borrower and any sureties, endorsers, and guarantors, hereby waive protest, presentment, a notice of dishonor, and a notice of acceleration of maturity and agree to continue to remain bound for the payment of principal, interest and all other sums due under this Agreement notwithstanding any change or changes by way of release, surrender, exchange, modification or substitution of any security for this Agreement or by way of any extension or extensions of time for the payment of principal and interest; and all such parties waive all and every kind of notice of such change or changes and agree that the same may be made without notice or consent of any of them.
- XIII. **DISPUTES.** In the event any payment under this Agreement is not paid when due, the Borrower agrees to pay, in addition to the principal and interest hereunder, reasonable attorney's fees not exceeding a sum equal to the maximum usury rate in the state of Governing Law of the then outstanding balance owing on the Borrowed Amount, plus all other reasonable expenses incurred by Lender in exercising any of its rights and remedies upon default.
- XIV. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected, thereby, but instead shall be enforced to the maximum extent permitted by law.
- XV. **GOVERNING LAW.** This Agreement shall be construed and governed by the laws located in the state of _____ ("Governing Law").

XVI. SUCCESSORS. All of the foregoing is the promise of Borrower and shall bind Borrower and Borrower's successors, heirs, and assigns; provided, however, that Lender may not assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the holder of this Agreement.

XVII. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter, including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Borrower and Lender agree to the terms and conditions and shall be bound until the Borrowed Amount is repaid in full.

IN WITNESS WHEREOF, Borrower and Lender have executed this Agreement as of the day and year first above written.

Borrower's Signature: [Signature] Date: 03/02/2023
Print Name: STANISLAV OKARA

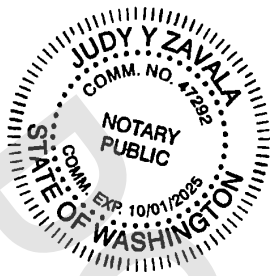
Lender's Signature: _____ Date: _____
Print Name: _____

GUARANTOR (IF APPLICABLE)

The Guarantor, known as Stanislav Okara, agrees to be liable and pay the Borrowed Amount, including principal and interest, in the event of the Borrower's default. The Guarantor agrees to be personally liable under the terms and obligations of the Borrower in this Agreement.

Guarantor's Signature: [Signature] Date: 03/02/2023
Print Name: STANISLAV OKARA

UNOFFICIAL



STATE OF WA)
COUNTY OF Skagit)-ss

I certify that I know or have satisfactory evidence that Stanislav Okara
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 2, 2023

Judy Zavala
Notary Public in and for the state of WA
My appointment expires: 10-1-2025

INSTRUMENT