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Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

<b>Document Title(s)</b> (or transactions contained therein): Loan Agreement
<b>Reference Number(s) of Document(s) Assigned or Released:</b> N/A
<b>Grantor(s):</b> 1. Vasili Ialanji 2. 3.
<b>Grantee(s):</b> 1. Stanislav Okara 2. 3.
<b>Legal Description</b> (abbreviated: i.e., lot, block, plat or section, township, range): Lot 160, Nookachamp Hill PUD, Phase II B, as per Plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington Additional legal is on page <u>2</u> of document.
<b>Assessor's Property Tax Parcel/Account Number(s):</b> <input type="checkbox"/> Not yet assigned P123253
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**LOAN AGREEMENT**

THIS LOAN AGREEMENT (this "Agreement") dated this 18 day of December,  
2023

**BETWEEN:**

Vasili ialanji of 24115 Nookachamp hills dr  
(the "Lender")

**OF THE FIRST PART****AND**

Stanislav Okara of 24068 Nookachamp hills dr, Wa 98274  
(the "Borrower")

**OF THE SECOND PART**

**IN CONSIDERATION OF** the Lender loaning certain monies (the "Loan") to the Borrower, and the Borrower repaying the Loan to the Lender, the parties agree to keep, perform and fulfill the promises and conditions set out in this Agreement:

**Loan Amount & Interest**

1. The Lender promises to loan \$100,000.00 USD to the Borrower and the Borrower promises to repay this principal amount to the Lender, without interest payable on the unpaid principal, beginning on October 20, 2023.

**Payment**

2. This Loan will be repaid in full on April 20, 2024.

3. At any time while not in default under this Agreement, the Borrower may make lump sum payments or pay the outstanding balance then owing under this Agreement to the Lender without further bonus or penalty.

#### Default

4. Notwithstanding anything to the contrary in this Agreement, if the Borrower defaults in the performance of any obligation under this Agreement, then the Lender may declare the principal amount owing and interest due under this Agreement at that time to be immediately due and payable.
5. Further, if the Lender declares the principal amount owing under this Agreement to be immediately due and payable, and the Borrower fails to provide full payment, interest at the rate of 12.00 percent per annum, calculated yearly not in advance, will be charged on the outstanding amount, commencing the day the principal amount is declared due and payable, until full payment is received by the Lender.
6. If the Borrower defaults in payment as required under this Agreement or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.

#### Security

7. This Loan is secured by the following security (the "Security"):  
Lot 160, Nookachamp hills PUD, Phase 11B
8. The Borrower grants to the Lender a security interest in the Security until this Loan is paid in full. The Lender will be listed as a lender on the title of the Security whether or not the Lender elects to perfect the security interest in the Security. The Borrower will do everything necessary to assist the Lender in perfecting its security interest.

#### Governing Law

9. This Agreement will be construed in accordance with and governed by the laws of the State of Washington.

**Costs**

10. The Borrower shall be liable for all costs, expenses and expenditures incurred including, without limitation, the complete legal costs of the Lender incurred by enforcing this Agreement as a result of any default by the Borrower and such costs will be added to the principal then outstanding and shall be due and payable by the Borrower to the Lender immediately upon demand of the Lender.

**Binding Effect**

11. This Agreement will pass to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the Borrower and Lender. The Borrower waives presentment for payment, notice of non-payment, protest, and notice of protest.

**Amendments**

12. This Agreement may only be amended or modified by a written instrument executed by both the Borrower and the Lender.

**Severability**

13. The clauses and paragraphs contained in this Agreement are intended to be read and construed independently of each other. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

**General Provisions**

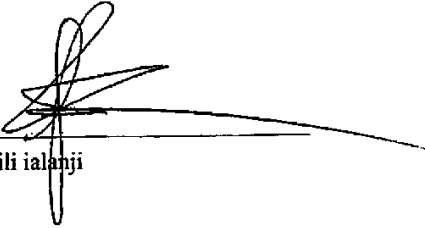
14. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

**Entire Agreement**

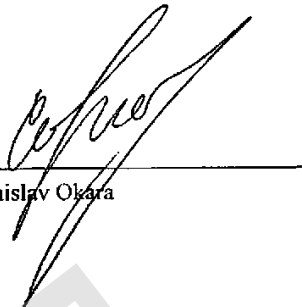
15. This Agreement constitutes the entire agreement between the parties and there are no further items or provisions, either oral or otherwise.

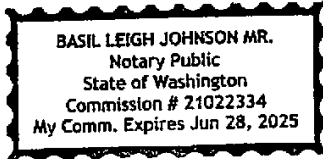
IN WITNESS WHEREOF, the parties have duly affixed their signatures on this 21 day of December, 2023.

SIGNED, SEALED, AND DELIVERED  
this 21 day of December,  
2023.

  
Vasili Ialanji

SIGNED, SEALED, AND DELIVERED  
this 21 day of December,  
2023.

  
Stanislav Okara



December, 21, 2023


NOTARY ACKNOWLEDGMENT - LENDER

STATE OF WASHINGTON

COUNTY OF Skagit

On this day personally appeared before me Vasili ialanji, to me known (or satisfactorily proven) to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

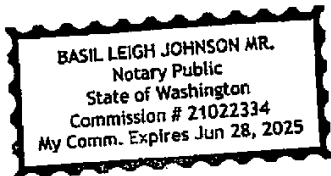
Given under my hand and official seal this 21 day of december, 2023.



Notary Public

Residing at: everett, WA

My commission expires: June 28, 2025



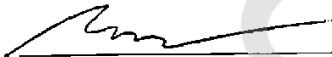
NOTARY ACKNOWLEDGMENT - BORROWER

STATE OF WASHINGTON

COUNTY OF Snohomish

On this day personally appeared before me Stanislav Okara, to me known (or satisfactorily proven) to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21 day of December, 2023



Notary Public

Residing at: Everett, WA

My commission expires: June 28, 2025

