

STATE OF WASHINGTON  
MORTGAGE

STATE OF WASHINGTON

STIX CONSTRUCTION COMPANY

WENatchee, Wash.

COLVILLE INDIAN TRIBE

For value received, the undersigned, the mortgagor, to whom reference is made,

Twenty Thousand

Seven hundred sixty-three and 26/100 DOLLARS (\$21,662.50),  
in full payment of all debts, claims, costs, expenses, damages, including the taxes and assessments of one or  
more premises and fixtures thereon described by the mortgagee and to secure the payment of such additional money as may be  
hereafter demanded by the mortgagee for maintenance, or the purpose of repairing, removing, clearing, adding to or improving the  
foregoing property or any part thereof, or for any other purpose whatsoever, the following described real property, and all interest  
in, title to, and right in, the same, now or hereafter acquired, together with the income, rents and profits therefrom, situated in the  
County of Stevens, State of Washington, to-wit:

Lot C-14, Part of Relocated North Bonneville - CBD, Sheet  
9 of 10 Sheets, recorded in Book B of Plats, Page 1,  
under Skamania County File No. 83466, also recorded in  
Book B of Plats, Page 31, under Skamania County File No.  
74429, Records of Skamania County, Washington.

Reserving to the United States of America the right, to  
grar: easements to public utilities to erect, maintain and  
operate and maintain public utility facilities on, over  
and under the utility easement(s), if any, as shown on  
said recorded plats.

together with the appurtenances, fixtures, attachments, improvements and betterments or additions thereto, including  
all trees and shrubs, all savings, sevens, roofs, basins, refrigerators and other house service equipment, venetian blinds, window  
shades and all plumbing, lighting (including all burners), heating, ventilating, elevating and watering apparatus and all  
fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as part of the realty.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully owner of the property in fee simple  
and is good right to own it; that the property is free from all liens and encumbrances of every kind; that he will  
not pay any fees from any insurance policies on the property, that he will pay all taxes and assessments levied or imposed  
on the property and/or on this mortgage or the lot thereby occupied, at least ten days before delinquency, and will immediately  
deliver proper receipts therefor to the mortgagee; that he will pay, at his own expense, the cost of repairing, removing, clearing  
or otherwise getting rid of the property in good order and repair and uninsured against loss or damage by fire to the extent  
of the full insurable value thereof in a reasonable rate, and approved by the mortgagee and for the mortgagee's benefit, and  
will deliver to the mortgagee the policies, and receive therefor at least five days before expiration of the old policies.

The mortgagor agrees that if the mortgage indebtedness is evidenced by more than one note, the mortgagee may credit payments received by it upon any of said notes, or part of any payment on one note and part on another, at the mortgagee's election. The mortgagee reserves the right to refuse payment in whole or in part of those specified in the note, amount or payment of the debt in whole, unless otherwise provided in the note or notes given with this mortgage.

The mortgagor shall not make or alter any of the covenants on the mortgaged premises without consent of the mortgagee; all  
improvements placed thereon shall be held as a part of the real property mortgaged herein.

Should the mortgagee default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and  
may pay any part or all or principal and interest of any prior indebtedness or any assessment, premium or other charges accrued  
thereby, and any amounts so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the  
mortgagor on demand, and shall also be secured by this mortgage without waiver or any right or other remedy arising from breach  
of any of the covenants above. The mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against  
the property, and payment thereof by the mortgagor shall not give him right to recover the amount so paid, with interest.

This is of the essence herein, and if default is made in the payment of any of the sums hereby secured or in the performance  
of any of the covenants or agreements herein contained, then, in any such case, the remainder of unpaid principal, with accrued  
interest and all other indebtedness hereby named, shall be the election of the mortgagee to foreclose immediately due without notice,  
and this mortgage shall be foreclosed.

In any action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which  
the mortgagee may be obliged to defend, to protect the undivided priority of the lien hereof, the mortgagee agrees to pay a reasonable  
sum as attorney's fees and all costs and expenses in connection with such suit, and the reasonable cost of searching records,  
title, etc., as my costs, which sum shall be certified by him and deducted in any decree of foreclosure.

Upon bringing action to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, the mortgagee, without  
notice, may apply for and receive the appointment of a receiver for the mortgaged property or any part thereof, and the income,  
rents and profits therefrom. The mortgagee need consent, but in any action brought to foreclose this mortgage, a deficiency judgment  
may be taken for any balance of debt remaining after the application of the proceeds of the mortgaged property.

Dated at Stevens, Wash., this 16 day of July, 1980.

STIX CONSTRUCTION COMPANY (seal)

By: *David L. Stix* (seal)

STATE OF WASHINGTON

County of Skamania

I, the undersigned, a native of public record for the state of Washington, hereby certify that on this 16 day of  
July, 1980, the above-stated instrument was executed by the parties thereto in the presence of witnesses, and is acknowledged by the  
undersigned to be a true copy.

Given under my hand and seal of office this 16 day of July, 1980.

Given under my hand and seal of office this 16 day of July, 1980.

STIX CONSTRUCTION COMPANY  
DAVID L. STIX, President