

148940

BOOK 243 PAGE 622

TD Service Co.

2 3 1 13
O'Leary

MORTGAGE

This Mortgage is made this October 11, 2002, between UMLIC VP LLC, (herein "Mortgagor"), and The Varde Fund L.P., a Delaware Limited Partnership, having its usual place of business at 8500 Normandale Lake Blvd., Suite 1570, Bloomington, MN (hereinafter the "Mortgagee").

THE CONDITION OF THIS MORTGAGE IS SUCH that whereas pursuant to the terms and provisions of a Master Loan Agreement dated October 27, 1999 (as amended, supplemented or otherwise modified from time to time, the "Loan Agreement", capitalized terms used herein without definition shall have the meanings ascribed to them in the Loan Agreement) between Lender and Borrower, Borrower is indebted to Lender in the sum of up to \$110,000.00 as evidenced by that certain promissory note (as amended, supplemented or otherwise modified from time to time, the "Note") dated 5/28/02, in the face amount of said sum executed by Borrower, and delivered to Lender, and this Mortgage is made to secure (a) the payment of the Entire Indebtedness evidenced by the Note; (b) all indebtedness now or hereafter incurred or arising pursuant to the provisions of the Loan Agreement, the Note, this Mortgage or any other instrument now or hereafter evidencing the Entire Indebtedness or any part thereof (including all sums advanced by Lender pursuant to any provision of this Mortgage to protect the security of this Mortgage, together with interest thereon as provided herein).

62 Baker Spur Rd., Stevenson, WA

Legal Description: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 E.W.M., MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

PARCEL NO.: 03072540040100

The word "Mortgagee" as used herein shall be construed as descriptive of the Mortgagee named herein and of any subsequent holder or holders hereof; the word "Mortgagor" as used herein shall be construed as descriptive of the Mortgagor or Mortgagors herein and of any subsequent owner or owners of the equity of redemption of the mortgage premises; and all of the covenants and agreements of the Mortgagor herein contained shall be binding upon the Mortgagor and the heirs, executors, administrators, successors and assigns of the Mortgagor.

If any provision of the Note or this instrument shall be declared unenforceable or invalid for any reason, the enforcement of any other provision hereof shall not be impaired, and such provision shall be deemed modified to the extent necessary to be enforceable.

This instrument shall take effect as a sealed instrument.

Signed and sealed in the presence of:

Latisha Coleman
Witness

Heleidy J. Garcia
Witness

UMLIC VP LLC

BY: *[Signature]*
NAME: Arthur E. Kechigam
TITLE: Member Manager

When Recorded Mail To:
T.D. Service Company
1820 E. First Street, Ste. 300
Santa Ana, CA 92705
2068861DT/30252590

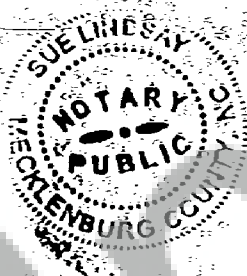
BOOK 243 PAGE 623

STATE OF NORTH CAROLINA }
COUNTY OF MECKLENBURG }

On this 21st of May, 2003 personally appeared the above named Arthur E. Kechjian, Member
Manager of UMLIC VP LLC and acknowledged the foregoing instrument to be his free act and
deed, before me,

Sue Lindsay
Notary Public Sue Lindsay

My Commission Expires: 6/5/03



Robert Thompson
30252590

Exhibit "A"

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 25, Township 3 North, Range 7 E. W. M., described as follows:

Beginning at a point in the center of County Road No. 2394 designated as Baker Spur, said point being 526.10 feet south and 803.29 feet east from the center of the said Section 25; thence south $87^{\circ} 52'$; east 282.78 feet; thence south $03^{\circ} 31'$; east 188.25 feet; thence north $86^{\circ} 07' 40''$; west 223.99 feet to the center of the county road designated as Baker Spur; thence northerly along the center line of said road 200 feet, more or less to the point of beginning; said tract containing 1.0 acres, more or less;

Commonly known as: 62 Baker Spur Road, Stevenson, Washington 98648.