



After Recording, Return To:

GREENEN & GREENEN, PLLC
1104 Main St., Suite 400
Vancouver, WA 98660

DEED OF TRUST

GRANTOR: GO RIVER, LLC, a Washington Limited Liability Company
GRANTEE: BRANDON NETH and MARIEL NETH, husband and wife
ABBR. LEGAL: SE ¼ S1/2 NE ¼ of Section 1, Township 2 North, Range 5 East,
Willamette Meridian, Skamania County.
TAX PARCEL NO.: 02050000010100- a portion of

THIS DEED OF TRUST, made this 20th day of July, 2019, between GO RIVER, LLC, a Washington Limited Liability Company, Grantor, whose address is 17610 NE 36th Way, Vancouver, Washington 98682, CHICAGO TITLE COMPANY, a corporation, Trustee, whose address is 1111 Main Street, Suite 200, Vancouver, Washington 98660, and BRANDON NETH and MARIEL NETH, husband and wife, Beneficiary, whose address is 3815 E. 13th Street, Vancouver, Washington 98661.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skamania County, Washington:

Designated Forest Land as described in the attached Exhibit "A"

which real property is not used principally for agriculture or farming purposes, together with all tenements, hereditaments and appurtenances now or hereafter thereunto or in any wise appertaining and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained and payment of the sum of Ninety Three Thousand (\$93,000.00) with interest, in accordance with the terms of a promissory note of even date herewith payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To pay all debts and moneys secured hereby when from any cause the same shall become due.

2. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

3. 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. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

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

6. 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.

7. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby shall be paid to Beneficiary to be applied to said obligation.

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.

3. The Trustees 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 obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor 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 at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of 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 persons entitled thereto.

5. 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 his execution of this Deed of Trust, and such as he 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 bona fide purchasers and encumbrances for value.

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.

7. In the event of the death, incapacity or disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. The Grantor shall not sell, assign, encumber or in any other way transfer Grantor's interest in the described real property without the express written consent of the Beneficiary. Such action shall constitute a breach of this Deed of Trust and the Promissory Note executed herewith and shall immediately hold the Grantor to be in default.

9. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby,

whether or not named as Beneficiary herein.

The above terms and conditions are hereby consented and agreed to.

GO RIVER, LLC,
a Washington Limited Liability Company

By:

STEVEN E. EPLING, Grantor
Its : Managing Member

STATE OF WASHINGTON)
) ss.
County of Clark)

On this 20th day of July, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVEN E. EPLING, to me known to be the Managing Member of GO RIVER, LLC, a Washington Limited Liability Company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver
My commission expires: 09/26/2020

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid 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, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

DATED July 20th, 2019

Mail Reconveyance to: _____

DATED this _____ day of _____, 20____.

EXHIBIT "A"
to the Deed
Property Legal Description

Township 2 North, Range 5 East, Willamette Meridian, Skamania County:

Section 1: A parcel of land located within the SE1/4 and S1/2NE1/4:

BEGINNING at the Southeast corner of the NE1/4 of said Section 1, also known as the 1/4 corner between Sections 1 and 6, Township 2 North, Ranges 5 & 6 East; thence, South 01°33'15" West, along the East line of said SE1/4 of Section 1, for a distance of 2537.34 feet to the Southeast corner of Section 1; thence, North 84°57'17" West, along the South line of said Section 1, for a distance of 2376.19 feet to the apparent centerline of Washougal River Road (W-2000); thence, North 29°32'35" East, along said road centerline, for a distance of 847.78 feet to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 850.43 feet, through a central angle of 17°29'16", for an arc length of 259.57 feet; thence, North 12°03'20" East, along said road centerline, for a distance of 666.44 feet to the beginning of a curve to the right; thence, along said road centerline on said curve right, having a radius of 2075.46 feet, through a central angle of 16°11'28", for an arc length of 586.50 feet; thence, North 28°14'47" East, along said road centerline, for a distance of 370.12 feet; thence, leaving said road, North 42°35'56" East for a distance of 762.78 feet; thence, North 73°06'52" East for a distance of 963.12 feet more or less to the East line of said Section 1; thence South 01°33'15" West, along the said East line, for a distance of 1020.00 feet to the **POINT OF BEGINNING**: containing 130.98 acres, more or less.

TOGETHER WITH AND SUBJECT TO A 60.00 FOOT ROAD EASEMENT;
The centerline being more particularly described as follows, to-wit:

COMMENCING at the intersection of the South line of section 1 with the apparent centerline of Washougal River Road (W-2000); thence, North 29°32'35" East, along said road centerline, for a distance of 847.78 feet to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 850.43 feet, through a central angle of 17°29'16", for an arc length of 259.57 feet; thence, North 12°03'20" East, along said road centerline, for a distance of 666.44 feet to the beginning of a curve to the right; thence, along said road centerline on said curve right, having a radius of 2075.46 feet, through a central angle of 16°11'28", for an arc length of 586.50 feet; thence, North 28°14'47" East, along said road centerline, for a distance of 370.12 feet; thence, South 69°03'14" East, along said centerline, for a distance of 225.40 to the beginning of a curve to the left; thence along said road centerline on curve to the left, having a radius of 274.76 feet, through a central angle of 46°24'19", for an arc length of 222.53 feet; thence, North 64°32'26" East, along said road centerline, for a distance of 1106.65 feet more or less to the East line of said Section 1, **BEING THE TERMINUS OF THIS EASEMENT**;

SUBJECT TO; any other road rights-of-way, private road and/or utility easements, restrictions, reservations, covenants or any other matters of record, if any.