

Recording Requested by
And When Recorded Mail to:

NW Equity Lending, LLC
4660 NE 77th Avenue, Suite 200
Vancouver, Washington 98662
Attention: Stephanie Koch

MODIFICATION OF DEED OF TRUST

This modification of Deed of Trust is between the following parties and encumbers the property described below:

Grantor: **The Wild Wild West Ranch LLC**
David Beers and Sarah Beers, husband and wife

Beneficiary: **CAPITAL PRESERVATION 200, LLC**

Reference No. of
Original Mortgage: Document No. 2022-001708

Partial Legal
Description: Ptn. Sec 24, T7N, R5E W. M.

Assessor's Parcel
Numbers: 07-05-24-0-0-0500-00

Full Legal on Page 6

MODIFICATION OF DEED OF TRUST

This Modification of Deed of Trust is entered into on December 15, 2023, between The Wild Wild West Ranch LLC, a Washington limited liability company ("Ranch"); and David Beers and Sarah Beers ("Beers"), and Capital Preservation 200, LLC, a Washington limited liability company ("CAP 200").

RECITALS

A. Ranch and Beers granted CAP 200 a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated August 16, 2022, which was recorded on August 17, 2022, in the records of Skamania County, Washington, as document No. 2022-001708. That document is referred to herein as the "Deed of Trust".

B. The Deed of Trust encumbers, among other things, the real property described as follows:

Exhibit "A" of document

C. The Deed of Trust was given to secure certain indebtedness described more particularly in the Deed of Trust, including, among other things, an August 16, 2022, promissory note. Ranch, Beers, and CAP 200 have recently modified the facilities described in the Deed of Trust and wish to amend the Deed of Trust to reflect such modifications.

NOW, THEREFORE, the parties agree as follows:

MODIFICATION

1. The principal amount of the Note secured by the Deed of Trust above, is hereby modified to \$435,000.00.

2. All other terms and conditions of the Deed of Trust shall remain unchanged and in full force and effect. This modification shall have no effect upon the priority of the lien created by the Deed of Trust.

IN WITNESS WHEREOF, this Modification of Deed of Trust has been executed by Ranch, Beers, and CAP 200 as of the date first written above.

The Wild Wild West Ranch LLC,
A Washington limited liability company

By: [Signature]
David Beers, Member of The Wild Wild West Ranch LLC

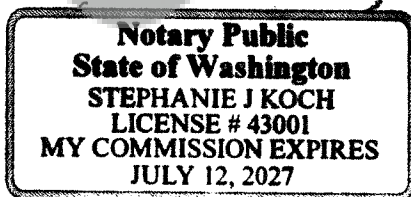
[Signature]
David Beers

[Signature]
Sarah Beers

State of Washington)
County of Clark) ss.

I certify that I know or have satisfactory evidence that David Beers is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Member of The Wild Wild West Ranch LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 15, 2023.



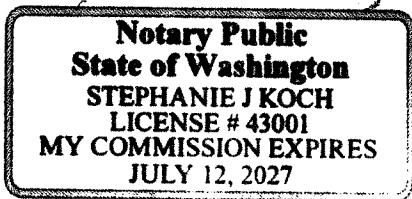
[Signature]
Notary Public for Washington
[Signature]
(Printed or Stamped Name of Notary)
Residing at Battle Ground
My appointment expires: 7-12-27

State of Washington)

County of CLARK) ss.

I certify that I know or have satisfactory evidence that David and Sarah Beers are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 15 2023.



Stephanie Koch

Notary Public for Washington

Stephanie Koch

(Printed or Stamped Name of Notary)

Residing at Battle Ground

My appointment expires: 7-12-27

CAPITAL PRESERVATION 200, LLC,
a Washington limited liability company

By: Capital Preservation Management, LLC
a Washington limited liability company,
Manager of Capital Preservation 200, LLC

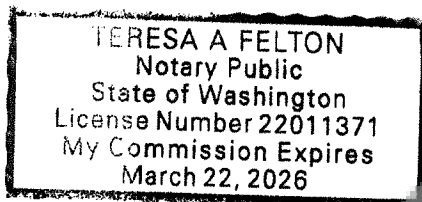
By: Stephanie Koch

Stephanie Koch, as Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Stephanie Koch is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Authorized Agent of Capital Preservation 200, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 15, 2023.



Teresa A. Felton

Notary Public for Washington

TERESA A. FELTON

(Printed or Stamped Name of Notary)

Residing at Clark Co.

My appointment expires: March 22, 2026

EXHIBIT A

Legal Description

A portion of the West half of the Southeast Quarter of Section 24, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of the Southeast Quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60 foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $73^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60 foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 96.78 feet; thence leaving said easement centerline, South $00^{\circ} 23' 14''$ West, 74.19 feet to the Northeast corner of the West half of the Southwest Quarter of the Southeast Quarter of Section 24; thence continuing South $00^{\circ} 23' 14''$ West, 1316.97 feet to the Southeast corner of the West half of the Southwest Quarter of the Southeast Quarter of Section 24; thence South $89^{\circ} 55' 55''$ West, 660.46 feet to the South Quarter corner of Section 24; thence North $00^{\circ} 23' 02''$ East, 1094.00 feet to the Point of Beginning.