

WHEN RECORDED RETURN TO:

Albert F. Schlotfeldt

The Schlotfeldt Law Firm, PLLC

900 Washington Street, Suite 1020

Vancouver, WA 98660

Skamania County, WA
 Total: \$310.50 Pgs=7
 TRST
 Request of: SCHLOTFELDT LAW FIRM, PLLC
 eRecorded by: Simplifile

2026-000255
 02/23/2026 08:24 AM

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Deed of Trust

REFERENCE NUMBER(S) of Documents assigned or released:

Additional numbers on page ____ of document.

GRANTOR(S):

1. FARMDIZZLE, LLC 2. _____

3. _____ 4. _____

Additional names on page ____ of document.

GRANTEE(S):

1. DOUGLAS L. PROBSTFELD LIVING TRUST DATED 08/22/2007 (Beneficiary) 2. CASCADE TITLE COMPANY (Trustee)

3. _____ 4. _____

Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

SW 1/4 SEC 27, T2N, R5EWM

Complete legal on page 6 of document (not including cover sheet).

Assessor's Property Tax Parcel # 02052700130000

Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Kesa Andrews _____
 Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

KATHRYN E. HOLLAND, Attorney at Law
Pabst Holland & Reynolds, PLLC
900 Washington Street, Suite 820
Vancouver, WA 98660

Grantor: FARM DIZZLE, LLC,
Grantee (Beneficiary): DOUGLAS L. PROBSTFELD LIVING TRUST dated
08/22/2007
Grantee (Trustee) CASCADE TITLE COMPANY
Abbreviated Legal: SW 1/4 SEC 27, T2N, R5EWM
Assessor's Tax Parcel #: 02052700130000
Other Reference Nos:

DEED OF TRUST

THIS DEED OF TRUST, made this 23 day of DECEMBER 2020
between FARM DIZZLE, LLC, GRANTOR, whose address is 14902 NE 32nd Circle,
Vancouver, WA 98682-8305, TRUSTEE, CASCADE TITLE COMPANY, whose address is
404 E 15th Street #12, Vancouver, Washington 98663, and BENEFICIARY, DOUGLAS L.
PROBSTFELD, Trustee of the DOUGLAS L. PROBSTFELD LIVING TRUST dated
08/22/2007 whose address is P O Box 597, North Bonneville Washington 98639.

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

SEE EXHIBIT "A" ATTACHED

SUBJECT TO the following Exceptions:

together with all the tenements, hereditaments, and appurtenances now or hereafter belonging or
appertaining thereto, and the rents, issues and profits thereof.

This Deed of Trust is for the purpose of securing performance of each agreement of
Grantor herein contained, and payment of the sum of Six Hundred Fifty Thousand Dollars
(\$650,000.00) with one and twelve one hundredths percent (1.12%) interest compounded

DEED OF TRUST

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(PROBSTFELD, Douglas/ D Deed of Trust (Farmdizzle, LLC 2020))

PABST HOLLAND & REYNOLDS, PLLC
ATTORNEYS AT LAW
900 Washington Street, Suite 820
Vancouver, Washington 98660
(360) 693-1910 • (509) 222-9201

annually, in accordance with the terms of a promissory note of December 23, 2020 payable to the Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions of 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 as shall be agreed upon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, Grantor covenants and agrees:

1. 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.

2. 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.

3. 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 Beneficiary, and be in such companies as Beneficiary may approve and have loss payable first to Beneficiary as its interest may appear and then to Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Beneficiary shall determine. Such application by Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. 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.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. 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.

DEED OF TRUST

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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 his right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of Grantor and Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by 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 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 (as amended), 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 the sale, including a reasonable Trustee's fee and attorney's fees; (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 their execution of this Deed of Trust, and such as they 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, 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

DEED OF TRUST

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(PROBSTFELD, Douglas/ D Deed of Trust (Farmdizzle, LLC 2020))

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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 Trustee.

8. 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.

FARMDIZZLE, LLC


By: KEVIN MORRILL, Manager

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that KEVIN MORRILL appeared personally before me and that I know or have satisfactory evidence that he signed this instrument as Manager of FARMDIZZLE, LLC, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 12/23/2020


NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 01/01/2024

Notary Public
State of Washington
Brenton J Wochnick
Commission No. 20103685
Commission Expires 01-01-24

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

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 reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

DATED: _____

Unofficial Copy

EXHIBIT "A"

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE, MARKING THE SOUTHWEST CORNER OF SECTION 27, AS
SHOWN IN BOOK 3 OF SURVEYS, PAGE 231, SKAMANIA COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 89°09'29" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 27, FOR A DISTANCE OF 860 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°46'09" EAST, PARALLEL WITH THE WEST LINE
OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 416 FEET;

THENCE NORTH 89°09'29" WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 27, FOR A DISTANCE OF 208 FEET;

THENCE NORTH 01°46'09" EAST, PARALLEL WITH THE WEST LINE OF SECTION 27 FOR A
DISTANCE OF 155.82 FEET;

THENCE NORTH 89°09'29" PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 27 FOR A DISTANCE OF 104 FEET;

THENCE NORTH 01°46'09" EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 27 FOR A DISTANCE OF 832 FEET;

THENCE SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 27 FOR A DISTANCE 104 FEET;

THENCE NORTH 01°46'09" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 27 FOR A DISTANCE OF 45.07 FEET;

THENCE SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 27, FOR A DISTANCE OF 651.23 FEET TO THE EAST LINE OF THE WEST
HALF OF THE SOUTHWEST QUARTER OF SECTION 27;

THENCE SOUTH 01°34'47" WEST, ALONG SAID EAST LINE, 1150.83 FEET TO THE
NORTHWESTERLY RIGHT-OF-WAY LINE OF WASHOUGAL RIVER ROAD;

THENCE SOUTH 37°01'02" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 225.69
FEET;

THENCE ALONG THE ARC OF A 284.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 25°38'52", FOR AN ARC DISTANCE OF 127.17 FEET TO THE SOUTH LINE OF
THE SOUTHWEST QUARTER OF SECTION 27;

THENCE NORTH 89°09'29" WEST 268.66 M/L FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS.