



199909140082

Kathy Hill, Skagit County Auditor

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After recording return to:

BRIAN K. HAMMER, ATTORNEY AT LAW
P.O. BOX 5156
EVERETT, WA 98206-5156

MODIFICATION OF REAL ESTATE CONTRACT

FIRST AMERICAN TITLE CO.

60241

DATE: September 14, 1999

GRANTOR: MARIE A. RYAN, A SINGLE PERSON

GRANTEE: BRENT M. BARKER AND LINDA L. BARKER, HUSBAND AND WIFE

REFERENCE: Real Estate Contract dated September 11, 1998 under Skagit County Auditor's recording no. 9809150138.

LEGAL DESCRIPTION:

The West 566 feet of Tracts "E", "F" and "G" of "BIG LAKE WATER FRONT TRACTS", according to the Plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Assessor's Tax Parcel ID# 3862-000-068-0000 (R62065); 3862-000-069-0009 (R62069); 3862-000-070-0006 (R62073)

1. REAL ESTATE CONTRACT BEING MODIFIED. This agreement modifies that certain Real Estate Contract dated September 11, 1998 between MARIE A. RYAN, as "Seller" and NANCY W. SPEARS AND DAVID L. REBER AND DIXIE L. REBER as "Buyer". Said contract was recorded under Skagit County Auditor recording no. 9809150138. Said contract is being modified as stated herein and except for those specific provisions set forth in this Modification Agreement, all other provisions of the Real Estate Purchase and Sale Agreement shall remain unchanged.
2. BUYER'S INTEREST ASSUMED BY SUCCESSOR. The "Buyer's" interest in said contract is now held by BRENT M. BARKER AND LINDA L. BARKER, HUSBAND AND WIFE, hereafter called ("BARKER"), which interest was acquired by Statutory Warranty Deed dated September 14, 1999 and recorded with the Skagit County Auditor.
3. PRINCIPAL PAID DOWN TO \$54,000.00. Paragraph 4.(a) PRICE, is hereby modified and BARKER agrees to pay the principal balance of said contract down to \$54,000.00 as of the effective date of closing of their purchase of the subject property.
4. PAYMENTS MODIFIED. Paragraph 4.(c) PAYMENT OF AMOUNT FINANCED BY SELLER is changed as follows. "Buyer agrees to pay the sum of \$54,000.00 as follows:

\$444.49 or more at buyer's option on or before the 1st day of November, 1999 at the rate of 9.00% per annum on the declining balance thereof; and a like amount or more on or before the 1st day of each and every month thereafter until paid in full. Interest from NANCY W. SPEARS and DIXIE L. REBER shall be prorated to closing and interest for the remaining month of October, 1999 shall be collected at closing and remitted to MARIE A. RYAN.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN OCTOBER 1, 2003.

5. WASTE. Paragraph 17. "WASTE" is hereby modified to read as follows: "Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property." (The last sentence of the original paragraph 17 (requiring consent of Seller to remove commercial timber) is hereby deleted.)

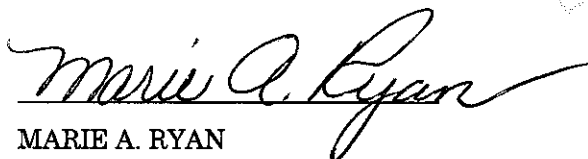
6. NOTICES. Paragraph 25. "NOTICES" is hereby amended to add BARKER'S address for notices as follows: BRENT M. BARKER and LINDA L. BARKER, 1010 5th Street, Mukilteo, WA 98275.

7. OPTIONAL PROVISION - ALTERATIONS. Paragraph 29. "OPTIONAL PROVISION - ALTERATIONS" is hereby removed in its entirety.

8. OTHER TERMS REMAIN UNCHANGED.

All other terms and conditions of the Real Estate Contract dated September 11, 1999 remain unchanged.

IN WITNESS WHEREOF the parties have affixed their signatures hereto on September 13, 1999.

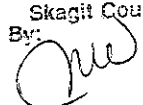

MARIE A. RYAN


BRENT M. BARKER


LINDA L. BARKER

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 14 1999

Amount Paid \$
Skagit County Treasurer
By:  Deputy

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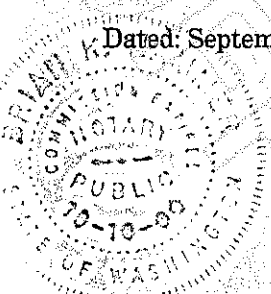
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STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that MARIE A. RYAN signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 14, 1999



NOTARY PUBLIC in and for the State of
Washington, residing at Marysville. My
appointment expires October 10, 2000.

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that BRENT M. BARKER and LINDA L. BARKER signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 14, 1999



NOTARY PUBLIC in and for the State of
Washington, residing at Marysville. My
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