

**RETURN ADDRESS:**

U.S. Bank National Association  
Commercial Loan Service West  
P.O. Box 5308  
Portland, OR 97228-5308



199912230093  
Kathy Hill, Skagit County Auditor  
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LAND TITLE COMPANY OF SKAGIT COUNTY

m/2332



**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 9402230019

Additional on page \_\_\_\_\_

**Grantor(s):**

1. JOHNSON, STEVEN H.
2. JOHNSON, ROBYN A.
3. JOHNSON, PAUL D.
4. ABBOTT, RICHARD J.
5. ABBOTT, BARBARA A.

**Grantee(s)/Assignee/Beneficiary:**

U.S. Bank National Association, Beneficiary  
U. S. BANK TRUST COMPANY, National Association, Trustee

Legal Description: S 66' portion of Sec. 20, T 34N, R 4E.W.M. and of  
Tract "A" of "GREENSTREET ADDITION"

Additional on page 2

Assessor's Tax Parcel ID#: 34042000110306/P26701

THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 20, 1999, BETWEEN STEVEN H. JOHNSON, ROBYN A. JOHNSON, PAUL D. JOHNSON, RICHARD J. ABBOTT and BARBARA A. ABBOTT, who acquired title as Steven H. Johnson and Robyn A. Johnson, husband and wife; Paul D. Johnson, as his separate property; Richard J. Abbott and Barbara A. Abbott, husband and wife, as Tenants in Common (referred to below as "Grantor"), whose address is 120 SOUTH 13TH STREET, MOUNT VERNON, WA 98273; and U.S. Bank National Association (referred to below as "Lender"), whose address is 404 North Burlington Blvd., Burlington, WA 98233.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated February 20, 1994 (the "Deed of Trust") recorded in SKAGIT County, State of Washington as follows:

Recorded February 23, 1994 under Auditors file NO. 9402230019 in Skagit County, Washington

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property (the "Real Property") recorded in SKAGIT County, State of Washington:

A leasehold interest in the following described tract:

The South 66 feet of the following described tract:

All that portion of Section 20, Township 34 North, Range 4 East, W.M., and of Tract "A" of "GREENSTREET ADDITION, MOUNT VERNON, WASH.", as per plat recorded in Volume 7 of Plats, page 6, records of Skagit County, Washington, lying North of the North line of Short Plat No. MV-31-76, approved September 14, 1976 and recorded September 21, 1976, under Auditor's File No. 842991, in Volume 1 of Short Plats, page 173, records of Skagit County, Washington, and lying between the West line of Fourteenth Street and the East line of Thirteenth Street, all as delineated on the face of Short Plat No. MV-31-76.

The Real Property or its address is commonly known as 120 S. 13TH STREET, MOUNT VERNON, WA 98273. The Real Property tax identification number is 34042000110306/P26701.

MODIFICATION. Grantor and Lender hereby modify the Deed of Trust as follows:

DEFINITION OF THE WORD NOTE IS HEREBY DELETED AND REPLACED BY THE FOLLOWING: THE WORD "NOTE" MEANS THE ORIGINAL NOTE OR CREDIT AGREEMENT DATED FEBRUARY 20, 1994 IN THE PRINCIPAL AMOUNT OF \$360,000.00, TOGETHER WITH THE RENEWAL NOTE OR CREDIT AGREEMENT DATED JULY 10, 1996 IN THE PRINCIPAL AMOUNT OF \$318,252.72; AND A CHANGE IN TERMS AGREEMENT DATED SEPTEMBER 20, 1999 IN THE AMOUNT OF \$239,904.82 FROM FAMILY PRACTICE PROPERTIES TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF AND SUBSTITUTIONS FOR THE NOTE OR CREDIT AGREEMENT.

THE BENEFICIARY IS HEREBY AMENDED TO READ U.S. BANK NATIONAL ASSOCIATION.

THE LENDER IS HEREBY AMENDED TO READ U.S. BANK NATIONAL ASSOCIATION

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification but also to all such subsequent actions.


EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X   
STEVEN H. JOHNSON

X   
PAUL D. JOHNSON

X   
BARBARA A. ABBOTT

X   
ROBYN A. JOHNSON

X   
RICHARD J. ABBOTT

LENDER:

U.S. Bank National Association

By:   
Authorized Officer



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared STEVEN H. JOHNSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26<sup>th</sup> day of October, 1999.

By [Signature] Residing at Mount Vernon  
Notary Public in and for the State of Washington My commission expires 9-20-02

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared ROBYN A. JOHNSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26<sup>th</sup> day of October, 1999.

By [Signature] Residing at Mount Vernon  
Notary Public in and for the State of Washington My commission expires 9-20-02

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared PAUL D. JOHNSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27<sup>th</sup> day of September, 1999.

By [Signature] Residing at Mount Vernon  
Notary Public in and for the State of Washington My commission expires 9-20-02

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared RICHARD J. ABBOTT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22<sup>nd</sup> day of October, 1999.

By [Signature] Residing at Mount Vernon  
Notary Public in and for the State of Washington My commission expires 9-20-02



199912230093

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared BARBARA A. ABBOTT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22<sup>nd</sup> day of October, 19 99

By Barbara A. Abbott Residing at Mount Vernon  
Notary Public in and for the State of Washington My commission expires 9-20-02

LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this 27<sup>th</sup> day of September, 19 99, before me, the undersigned Notary Public, personally appeared Danielle D. Mylent, and personally known to me or proved to me on the basis of satisfactory evidence to be the AVP, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Danielle M. Parker Residing at Dedro Hoquiam  
Notary Public in and for the State of Washington My commission expires 3-15-2001

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Kathy Hill, Skagit County Auditor

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