

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273



200002010033
Kathy Hill, Skagit County Auditor
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DOCUMENT TITLE: AGREEMENT MODIFYING REAL ESTATE CONTRACT

REFERENCE NUMBER OF RELATED DOCUMENT:

810513001, 8112210015, 8401200014, 8311300011 and 8904270004

GRANTOR: VERDOES, ANNA

GRANTEE: VERDOES DAIRY COMPANY, INC.

ABBREVIATED LEGAL DESCRIPTION: Portions in Section 11, Township 34
N, Range 4 E. W.M.

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 340411-0-005-0100, 340411-3-004-0003,
340411-0-017-0004, 340411-0-009-0004, 340411-0-005-0008, 340411-4-
008-0007, 340411-4-007-0008, 340411-4-005-0000, 340411-4-003-0002

AGREEMENT MODIFYING REAL ESTATE CONTRACT

This agreement made and entered into effective December 20,
1999, by and between ANNA VERDOES, "Seller" and VERDOES DAIRY
COMPANY, INC., "Purchaser",

W I T N E S S E T H :

The Seller and Purchaser's predecessor in interest previously
have executed a Real Estate Contract dated December 31, 1980,
recorded under Auditor's File No. 8105130001, which contract has
been modified pursuant to documents recorded under Auditor's File
No. 8112210015 dated December 18, 1981, and 8401200014 dated
November 30, 1983, and the Purchaser's interest has been assigned
to VERDOES DAIRY COMPANY, INC., by agreements recorded under
Auditor's Nos. 8311300011 and 8904270004.

The parties have now agreed upon further modifications and agree that the contract is hereby amended and modified to provide as follows:

1. The balance owing effective December 20, 1999, is Two Hundred Thousand Dollars (\$200,000.00).

2. The principal balance shall continue to bear interest at the rate of six (6) percent per annum as set forth in the original real estate contract.

3. Regular monthly payments commencing January 20, 2000, and on the 20th day of each month thereafter shall be made in the amount of One Thousand Four Hundred Thirty-two and 88/100 (\$1,432.88).

4. The original real estate contract, except as to the amendments made subsequent to its execution, shall continue in full force and effect and upon the terms and conditions contained in that real estate contract.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

Anna Verdoes
ANNA VERDOES

SELLER

VERDOES DAIRY COMPANY, INC.

By Abraham J. Verdoes

ABRAHAM J. VERDOES, President

BUYER



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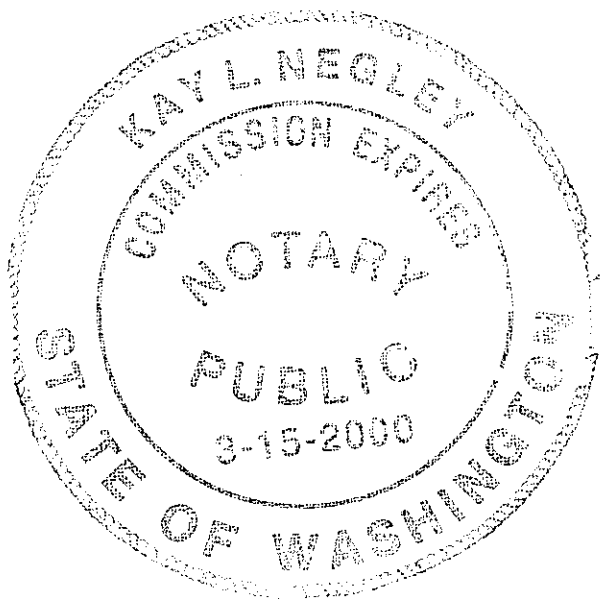
STATE OF WASHINGTON

COUNTY OF SKAGIT

)
) ss.
)

On this day personally appeared before me ANNA VERDOES, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of January, 2000.



Kay L. Neasley
Printed name: KAY L. NEASLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My appointment expires: 3-15-00



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PARCEL "A"

THE EAST HALF THE NORTHEAST QUARTER OF THE SO WEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 120 FEET OF THE NORTH 544.5 FEET THEREOF. EXCEPT THAT PORTION OF SAID PREMISES LYING NORTH OF THE COUNTY ROAD KNOWN AS THE BABCOCK ROAD.

EXCEPTING THE FOLLOWING DESCRIBED TRACT:

THE EAST 200 FEET OF THE WEST 320 FEET OF THE NORTH 160 FEET OF THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE BABCOCK COUNTY ROAD.

PARCEL "B"

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 11, 60 FEET NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY; THENCE NORTH 45° WEST TO THE SOUTH BANK OF THE NOOKACHAMPS CREEK; THENCE WESTERLY TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH TO THE SOUTH LINE OF THE SECTION; THENCE EAST TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL "C"

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF THE COUNTY ROAD, AS NOW LOCATED AND NORTH OF THE RIGHT OF WAY OF THE PUGET SOUND AND CASCADE RAILWAY CO., EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE WEST 20 RODS OF THE NORTH 40 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

PARCEL "D"

THAT PORTION OF THE FORMER RIGHT OF WAY OF THE PUGET SOUND AND CASCADE RAILWAY COMPANY LYING WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER AND WITHIN THE WEST 390 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., AS CONVEYED TO SAID PUGET SOUND AND CASCADE RAILWAY COMPANY, A CORPORATION, BY AN INSTRUMENT DATED JUNE 20, 1917, FILED JULY 23, 1917, AS FILE NO. 120194, AND RECORDED IN VOLUME 107 OF DEEDS AT PAGE 233.



PARCEL "E"

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF A LINE DRAWN PARALLEL WITH AND 544.5 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION.

PARCEL "F"

THAT PORTION OF THE WEST 390 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF THE COUNTY ROAD AND NORTH OF THE FORMER RIGHT OF WAY OF THE PUGET SOUND AND CASCADE RAILWAY CO.

PARCEL "G"

That portion of the West half of the Northeast quarter of the Southwest quarter of Section 11, Township 34 North, Range 4 East, W.M., lying Southerly of a line drawn parallel with and 544.5 feet south of the north line of said subdivision.

PARCEL "H"

That portion of the West 390 feet of the Northeast quarter of the Southeast quarter of Section 11, Township 34 North, Range 4 East, W.M., lying South of the county road and North of the former right of way of the Puget Sound and Cascade Railway Co.

Record title vests in BRADSBERRY LOGGING COMPANY, so no legal ownership or title is available or subject to warranty, direct or indirect, irrespective of other language contained herein.

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