

RETURN ADDRESS:

PEOPLES BANK
1801 RIVERSIDE DRIVE
MOUNT VERNON, WA 98273


200002020005
Kathy Hill, Skagit County Auditor
2/2/2000 Page 1 of 3 8:52:40AM

LAND TITLE COMPANY OF SKAGIT COUNTY

P-92243

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 9705060096

Additional on page _____

Grantor(s):

1. VAN MATRE, EDWARD D.
2. VAN MATRE, MARGO A.

Grantee(s)/Assignee/Beneficiary:

PEOPLES BANK, Beneficiary
LAND TITLE COMPANY OF SKAGIT COUNTY, Trustee

Legal Description: LOT 22, EVERGREEN ACRES NO. 1

Additional on page 2

Assessor's Tax Parcel ID#: 4182-000-022-0006

THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 1, 2000, BETWEEN EDWARD D. VAN MATRE and MARGO A. VAN MATRE, WITH TITLE VESTED AS, DOUGLAS VAN MATRE, AKA EDWARD DOUGLAS VAN MATRE, HUSBAND OF MARGO A. VAN MATRE, AS HIS SEPARATE ESTATE (referred to below as "Grantor"), whose address is 20407 REVILO DR., BURLINGTON, WA 98233; and PEOPLES BANK (referred to below as "Lender"), whose address is 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated April 22, 1997 (the "Deed of Trust") recorded in SKAGIT County, State of Washington as follows:

Deed of Trust recorded May 6, 1997 under the auditor's file no. 9705060096, records of 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:

LOT 22, "REPLAT OF EVERGREEN ACRES DIV. NO. 1", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Real Property or its address is commonly known as 20407 REVILLO DR., BURLINGTON, WA 98233. The Real Property tax identification number is 4182-000-022-0006.

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

Increase the principal amount from \$20,000.00 to \$37,455.22

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 endorses 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 Edward D. Van Matre
EDWARD D. VAN MATRE
X Margo A. Van Matre
MARGO A. VAN MATRE

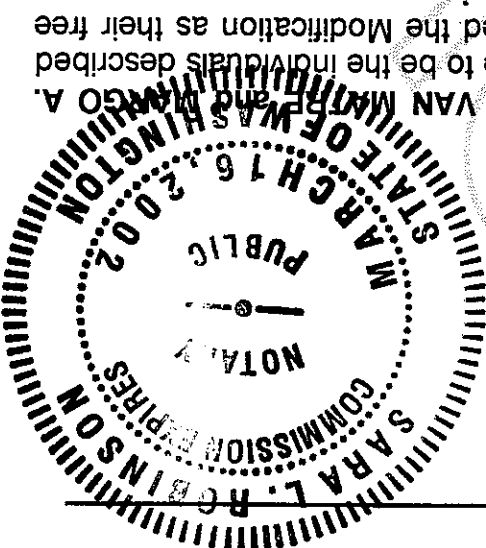
LENDER:
PEOPLES BANK

By: _____
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
(SS)

On this day before me, the undersigned Notary Public, personally appeared EDWARD D. VAN MATRE and MARGO A. VAN MATRE, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

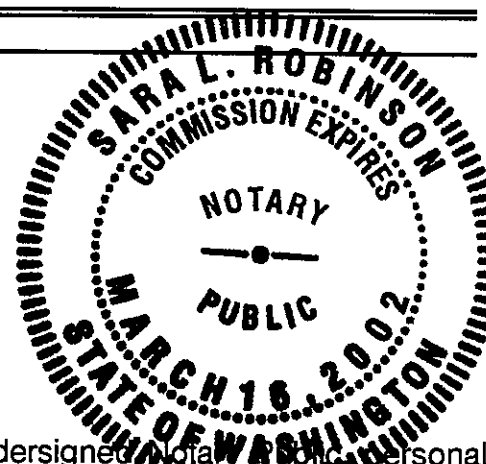


Given under my hand and official seal this _____ day of February, 1997.
Residing at _____
By _____
Notary Public in and for the State of Washington
My commission expires March 16, 2002

LENDER ACKNOWLEDGMENT

STATE OF Washington)

COUNTY OF Skagit) ss



On this 1st day of February, 20 00, before me, the undersigned Notary Public, personally appeared Margo Van Matre, and personally known to me or proved to me on the basis of satisfactory evidence to be the 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 Sara Robinson

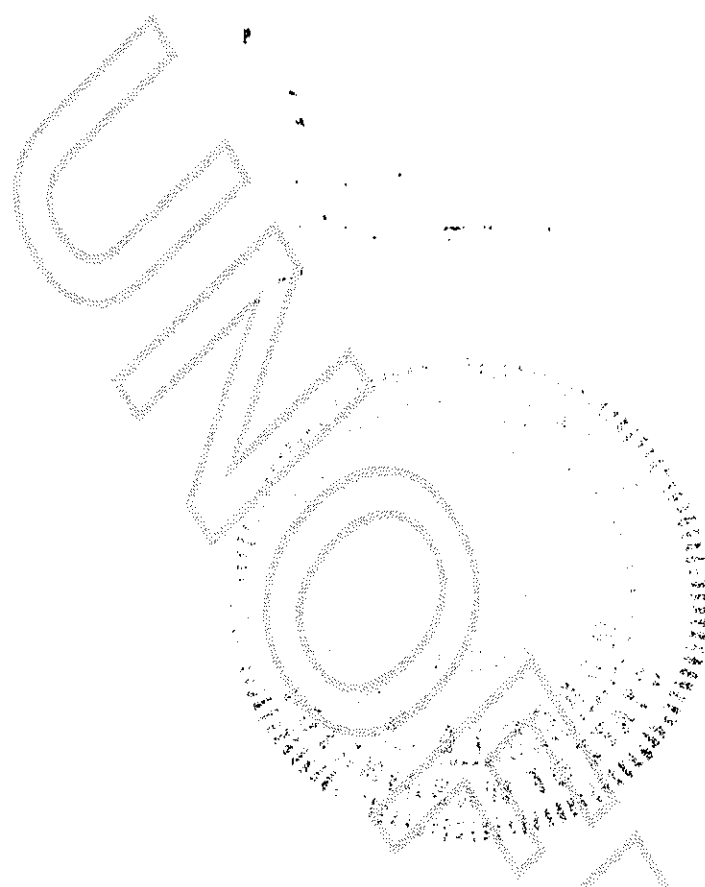
Residing at Sedro Woolley

Notary Public in and for the State of Washington

My commission expires March 16, 2002



200002020005



OFFICIAL DOCUMENT