

**RETURN ADDRESS:**

PEOPLES BANK  
530B CROSSROAD SQUARE  
SEDRO-WOOLLEY, WA 98284



200005020111

Kathy Hill, Skagit County Auditor

5/2/2000 Page 1 of 3 3:41:51PM

LAND TITLE COMPANY OF SKAGIT COUNTY

**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): \_\_\_\_\_

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

Grantor(s):

1. WALLBERG, SANDRA M.
2. THE BERGQUIST TRUST BY SANDRA M. WALLBERG, TRUSTEE

Grantee(s)/Assignee/Beneficiary:

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

Legal Description: PTN GOV. LOT 3, 27-36-2

Additional on page 2

Assessor's Tax Parcel ID#: 360227-0-002-0219

THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 28, 2000, BETWEEN SANDRA M. WALLBERG and THE BERGQUIST TRUST BY SANDRA M. WALLBERG, TRUSTEE , WITH TITLE VESTED AS, SANDRA MARIE WALLBERG, WHO ALSO APPEARS AS SANDRA WALLBERG, WHO ALSO APPEARS AS SANDRA MARIE TIDRINGTON, WHO ALSO APPEARS AS SANDRA M. WALLBERG, AS HER SEPARATE ESTATE, AS TO PARCEL "A"; SANDRA MARIE BERGQUIST TRUSTEE OF THE BERGQUIST TRUST, DATED AUGUST 9, 1993, AS TO PARCEL "B" (referred to below as "Grantor"), whose address is 4552 WHARF RD., BOW, WA 98232; and PEOPLES BANK (referred to below as "Lender"), whose address is 530B CROSSROAD SQUARE, SEDRO-WOOLLEY, WA 98284.

**DEED OF TRUST.** Grantor and Lender have entered into a Deed of Trust dated October 4, 1999 (the "Deed of Trust") recorded in SKAGIT County, State of Washington as follows:

Deed of Trust recorded October 8, 1999 under the auditor's file no. 199910080085, 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:

SEE ATTACHED "EXHIBIT A-1" FOR LEGAL DESCRIPTION

The Real Property or its address is commonly known as **4552 WHARF RD., BOW, WA 98232**. The Real Property tax identification number is 360227-0-002-0219.

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

Increase the principal amount from \$20,000.00 to \$31,046.99

**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 endorser 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 *Sandra M. Wallberg*  
SANDRA M. WALLBERG

x *Bergquist Trust Sandra M. Wallberg*  
THE BERGQUIST TRUST BY SANDRA M. WALLBERG, TRUSTEE

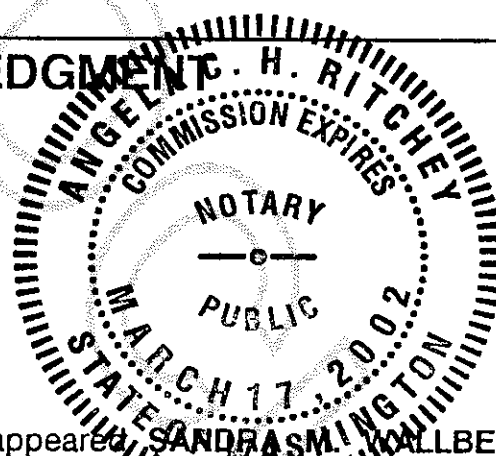
**LENDER:**

PEOPLES BANK

By: *Angelica Ritchey*  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this day before me, the undersigned Notary Public, personally appeared SANDRA M. WALLBERG; and THE BERGQUIST TRUST BY SANDRA M. WALLBERG, TRUSTEE, personally known to me and approved 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 28th day of April, 2000.

By: *Angelica Ritchey*  
Notary Public in and for the State of Washington

Residing at Bellingham  
My commission expires 3/17/2002



"EXHIBIT A-1"

PARCEL "A":

That portion of the East 579 feet of that portion of Government Lot 3 in Section 27, Township 36 North, Range 2 East W.M., lying between the West line of said Government Lot and the West line of the "MAP OF THE TOWN OF SAMISH IN SAMISH ISLAND, WHATCOM COUNTY, W.T.", as per plat recorded in Volume 2 of Plats, page 71, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of the above described tract with the meander line of Bellingham Bay;  
thence East along the meander line of Bellingham Bay to a point that is 100 feet East of said West line;  
thence South 200 feet;  
thence West 100 feet to said West line;  
thence North to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract A, Skagit County Short Plat No. 34-78, approved January 3, 1979, and recorded January 5, 1979, in Volume 3 of Short Plats, page 59, under Auditor's File No. 894251, records of Skagit County, Washington; being a portion of the Government Lot 3 of Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot A of said short plat;  
thence North 00°37'49" East (shown as North 00°05' East on said short plat) along the West line of said lot, a distance of 582.79 feet to the initial point of this line description;  
thence South 89°20'44" East parallel with the South line of said lot, a distance of 80.00 feet;  
thence North 23°34'55" East, a distance of 175.90 feet;  
thence North 00°37'49" East parallel with the West line of said lot, a distance of 114.76 feet to the North line of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M. and the terminal point of this line description.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 10 feet of the remainder of said Tract A.

ALSO TOGETHER WITH an easement for utilities over Wharf Road as reserved in instrument recorded September 16, 1998, under Auditor's File No. 9809160104.

ALSO TOGETHER WITH an easement for ingress and egress 10 feet in width as described and conveyed in instrument recorded July 8, 1998, under Auditor's File No. 9807080080.

Situate in the County of Skagit, State of Washington.



200005020111

Kathy Hill, Skagit County Auditor

5/2/2000 Page 3 of 3 3:41:51PM