

RETURN ADDRESS:
PEOPLES BANK
418 GROVER STREET
PO BOX 233
LYNDEN, WA 98264



200204120160

Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

m-13205

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): _____

Additional on page _____

Grantor(s):

1. JANSMA, JEFFREY K.
2. JANSMA, KAREN R.

Grantee(s)

1. PEOPLES BANK

Legal Description: A PTN OF NE1/4 OF NW 1/4, 19-34-5 E W.M. & LOTS 5-8, BLK 8
CLEAR LAKE

Additional on page 2

Assessor's Tax Parcel ID#: PARCEL A: 340519-0-008-0006, PARCEL B: 4138-008-008-0002,
PARCEL C: 4138-008-007-0011

THIS MODIFICATION OF DEED OF TRUST dated April 8, 2002, is made and executed between JEFFREY K. JANSMA and KAREN R. JANSMA, HUSBAND AND WIFE, whose address is 14750 BEAVER LAKE RD, MOUNT VERNON, WA 98273 ("Grantor") and PEOPLES BANK, 418 GROVER STREET, PO BOX 233, LYNDEN, WA 98264 ("Lender").

**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 5022276-202

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 1, 2002 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

RECORDED APRIL 2, 2002 UNDER AUDITOR'S FILE NO. 200204020088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Skagit County, State of Washington:

PARCEL "A":

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID SUBDIVISION AND THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE COUNTY ROAD A DISTANCE OF 505 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 296.33 FEET; THENCE WEST 294 FEET; THENCE NORTH 296.33 FEET TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF THE COUNTY ROAD A DISTANCE OF 294 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 80 FEET OF THE NORTH 272.25 FEET THEREOF, (ALSO KNOWN AS LOT "B" OF SHORT PLAT NO. 19-72, APPROVED APRIL 10, 1972.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE EAST 28 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 8, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

LOTS 5 AND 6, AND THE WEST 9 1/2 FEET OF LOT 7, BLOCK 8, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON;

The Real Property or its address is commonly known as 14750 BEAVER LAKE RD, MOUNT VERNON, WA 98273. The Real Property tax identification number is PARCEL A: 340519-0-008-0006, PARCEL B: 4138-008-008-0002, PARCEL C: 4138-008-007-0011

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

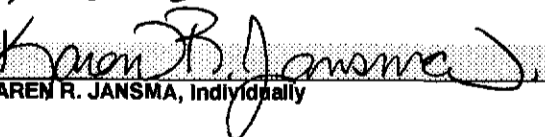
INCREASE PRINCIPAL AMOUNT FROM \$20,000.00 TO \$50,000.00.

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.


GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 8, 2002.

GRANTOR:

x 
JEFFREY K. JANSMA, Individually

x 
KAREN R. JANSMA, Individually

LENDER:

x 
Danielle L. Muller
Authorized Officer



200204120160

Skagit County Auditor

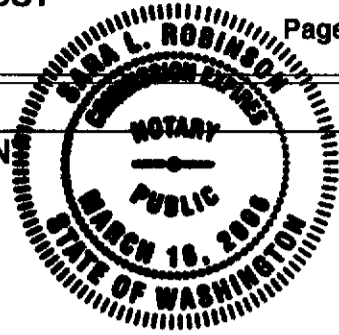
MODIFICATION OF DEED OF TRUST
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Sagit)



On this day before me, the undersigned Notary Public, personally appeared JEFFREY K. JANSMA and KAREN R. JANSMA, 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 10 day of April, 2002

By Sara L. Robinson
Notary Public in and for the State of WA

Residing at Sedro Woolley
My commission expires March 16, 2006

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20 _____, before me, the undersigned Notary Public, personally appeared _____ 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 _____
Notary Public in and for the State of _____

Residing at _____
My commission expires _____



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