

RETURN ADDRESS:

Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264



200305160161
Skagit County Auditor

5/16/2003 Page 1 of 3 3:37PM

FIRST AMERICAN TITLE CO.

MODIFICATION OF DEED OF TRUST 73871

Reference # (if applicable): 200301100275

Additional on page _____

Grantor(s):

1. Johnson, Joanne C
2. Wegner, Carl T

Grantee(s)

1. PEOPLES BANK

Legal Description: PORTION OF LOTS 4 AND 5, FOREST ESTATES

Additional on page _____

Assessor's Tax Parcel ID#: 3914-000-005-0004 (P65414)

THIS MODIFICATION OF DEED OF TRUST dated May 15, 2003, is made and executed between Joanne C. Johnson and Carl T. Wegner, wife and husband, whose address is 3633 N Woodland Dr, Mount Vernon, WA 98274 ("Grantor") and PEOPLES BANK, EAST MOUNT VERNON OFFICE, 2601 EAST DIVISION STREET, MOUNT VERNON, WA 98273 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5712856-1

(Continued)

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated January 3, 2003 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

RECORDED JANUARY 10, 2003 UNDER AUDITOR'S FILE NO. 200301100275 IN 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:

THE EAST 54 FEET OF LOT 4 AND THE WEST 46 FEET OF LOT 5, "FOREST ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON

The Real Property of its address is commonly known as 3633 N Woodland Dr, Mount Vernon, WA 98274. The Real Property tax identification number is 3914-000-005-0004 (P65414)

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

THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST JANUARY 3, 2003 WITH THE FOLLOWING AMENDMENTS.

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE MAY 15, 2003 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATION OF, REFINANCINGS OF, CONSOLIDATION OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.

THE PRINCIPAL AMOUNT IS \$30,000.00 WHICH INCLUDES A NEW ADVANCE OF \$8945.08.

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 MAY 15, 2003.

GRANTOR:

X
Joanne C Johnson, Individually

X
Carl T Wegner, Individually

LENDER:

X
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER HODGES
My Appointment Expires Dec 11, 2005

STATE OF Washington
COUNTY OF Skagit

On this day before me, the undersigned Notary Public, personally appeared Joanne C Johnson and Carl T Wegner, 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 15th day of May, 2003
Residing at Mount Vernon, WA
My commission expires 12-11-2005
By Jennifer Hodges
Notary Public in and for the State of WA

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

Loan No: 5712856-1

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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 _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

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200305160161
Skagit County Auditor