

**RETURN ADDRESS:**

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



200307100111  
Skagit County Auditor

7/10/2003 Page 1 of 3 3:29PM

FIRST AMERICAN TITLE CO.

**MODIFICATION OF DEED OF TRUST**

74818

Reference # (if applicable):

200105310025

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

Grantor(s):

- 1. Lowe, James A
- 2. Lowe, Cheryl

Grantee(s)

- 1. PEOPLES BANK

Legal Description: LOT 31, COUNTRY CLUB MEADOWS  
DIVISION NO. 3

Additional on page 2

Assessor's Tax Parcel ID#: 4593-000-031-0000 (P102715)

**THIS MODIFICATION OF DEED OF TRUST dated July 9, 2003, is made and executed between James A Lowe and Cheryl Lowe, husband and wife, whose address is 12250 Maple Crest Drive, Burlington, WA 98233 ("Grantor") and PEOPLES BANK, MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").**

UNOFFICIAL DOCUMENT

**MODIFICATION OF DEED OF TRUST**

Loan No: 5020293-102

(Continued)

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated May 25, 2001 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

**A DEED OF TRUST DATED MAY 25, 2001 AND RECORDED MAY 31, 2001 UNDER AUDITOR'S FILE NO. 200105310025 RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.**

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

LOT 31, COUNTRY CLUB MEADOWS, DIVISION NO. 3 "AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGES 60 AND 61, IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON

The Real Property or its address is commonly known as 12250 Maple Crest Drive, Burlington, WA 98233. The Real Property tax identification number is 4593-000-031-0000 (P102715)

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

**THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST DATED MAY 25, 2001 WITH THE FOLLOWING ADJUSTMENTS.**

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED MAY 25, 2001 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.

THE PRINCIPAL AMOUNT IS \$38,000.00, WHICH INCLUDES A NEW ADVANCE OF \$28,000.00.

**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 AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JULY 9, 2003.**

**GRANTOR:**

X James A Lowe, Individually

X Cheryl Lowe, Individually

**LENDER:**

X Meredith Caldwellbeck  
Authorized Officer

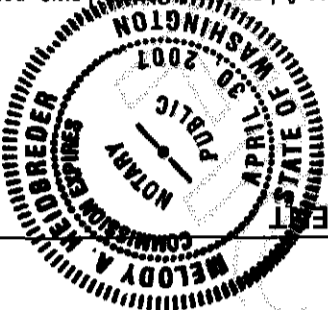
**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF WA

COUNTY OF Skagit

On this day before me, the undersigned Notary Public, personally appeared James A Lowe and Cheryl Lowe, 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 9th day of July 2003  
Residing at M + V  
My commission expires 4-30-07  
Notary Public in and for the State of WA



MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 5020293-102

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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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Skagit County Auditor