



200402170004
Skagit County Auditor

2/11/2004 Page 1 of 5 8:41AM

AFTER RECORDED RETURN TO:
Bank of America, N.A.
9000 Southside Blvd, Bldg 700 [CONSTRUCTION]
Jacksonville, FL 32256
PARCEL NUMBER:
LOAN NUMBER: 6084516795

Prepared by:
Nathan Miller
Robertson & Anschutz, P.C.
10333 Richmond Avenue, Suite 550
Houston, TX 77042
713-871-9600

102937-PAE
LAND TITLE OF SKAGIT COUNTY

NOTE AND SECURITY INSTRUMENT MODIFICATION AGREEMENT

The State of Washington
County of Skagit

§
§

KNOW ALL MEN BY THESE PRESENTS:

Recitals

This agreement is made on **January 1, 2004**, between **John P. Flowers and Marsha E. Flowers**, (herein "Borrower") and **Bank of America, N.A.** (herein "Lender"), whose loan servicing address is **P.O. Box 35140, Louisville, KY 40232**, for a Modification of that certain Deed of Trust, Mortgage or Security Deed (the "Security Instrument") and Note executed on **November 22, 2002**, in favor of **Bank of America, N.A.** and any previous modification(s) thereof, said Note being in the original principal amount of **\$220,000.00**, said Security Instrument having been recorded in/under 200212090179 of the Official Records of Real Property of **Skagit County, Washington**, covering property described as follows:

SEE EXHIBIT 'A' LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

WITNESSETH:

WHEREAS, Borrower now desires to modify the Note and ratify said liens against the Property; and

WHEREAS, Lender, the legal owner and holder of said Note and liens securing same, in consideration of the premises and at the request of the Borrower has agreed to modify the Note as hereinafter provided; and

WHEREAS, Borrower and Lender desire that the Security Instrument and Note be modified as herein provided but that all terms not so modified remain unchanged and in full force and effect.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree that the Note and Security Instrument are hereby modified as follows:

The Note shall be and hereby is amended as follows:

The principal amount evidenced by the Note is changed from \$220,000.00 to \$219,993.00.

The annual interest rate set forth in paragraph 2 is changed from 6.875% to 6.375%.

The beginning date for monthly payments of principal and interest set forth in paragraph 3 is changed from July 1, 2003 to February 1, 2004.

The Maturity Date is changed from June 1, 2033 to January 1, 2034.

The amount of the monthly payments of principal and interest set forth in paragraph 3, is changed from \$1,445.25 to \$1,372.48.

The Addendum or Rider to Note shall be and hereby is amended as follows:

The principal amount evidenced by the Note is changed from \$220,000.00 to \$219,993.00.

The "Rollover Date" as defined therein is changed from June 1, 2003 to January 1, 2004.

The Security Instrument shall be and hereby is amended as follows:

Reference to the principal sum owed by Borrower to Lender is changed from \$220,000.00 to \$219,993.00.

Reference to the maturity date of the debt secured by the Security Instrument is changed from June 1, 2033 to January 1, 2034.

Further, it is expressly agreed that for and in consideration of this Modification Agreement, Borrower hereby releases and forever discharges Lender and its officers, directors, counsel, employees, agents, predecessors, successors, and assigns from all causes of action, claims, rights, and controversies, known or unknown, which Borrower had, now has, or may hereafter acquire which relate to, are based on, arise out of, or are in any way connected with any acts of Lender or its above affiliates occurring prior to the execution of this Agreement and relating in any manner to the above described Note or Security Instrument or the Property described herein or therein. This is a general release of all possible claims and causes of action of every kind and character related to the above described subject matter and is to be interpreted liberally to effectuate maximum protection of Lender and its above affiliates.

The Borrower hereby ratifies said liens on the Property until the Note as so modified hereby has been fully paid, and agrees that this renewal, extension and/or modification shall in no manner affect or impair the Note or the liens securing same and that said liens shall not in any manner be waived, but are acknowledged by Borrower to be valid and subsisting, the purpose of this instrument being simply to modify the Security Instrument and the time and manner of payment of the Note and ratify all liens securing same, and the Borrower further agrees that all terms and provisions of the Note, the Security Instrument and the other instruments creating or fixing the liens securing same shall be and remain in full force and effect as therein written except as otherwise expressly provided herein.

A breach or other default of any of the terms of this Agreement by Borrower shall constitute a breach or default under the Note and Security Instrument, and Lender shall thereupon have the right to seek all remedies available to it under the aforesaid loan instruments.



Borrower covenants and agrees that the rights and remedies of Lender under this Agreement are cumulative of, are not in lieu of but are in addition to, and their exercise or the failure to exercise them shall not constitute a waiver of, any other rights and remedies which Lender shall have under the Note or the Security Instrument.

It is agreed that time and the unimpaired security of Lender are of the essence of this Agreement.

Borrower covenants and agrees that this Agreement represents the final agreement between Borrower and Lender relating to the above described subject matter and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties hereto. Borrower further covenants and agrees that there are no unwritten oral agreements between parties hereto relating to the above described subject matter.

As used herein "Lender" shall mean **Bank of America, N.A.** or any future holder, whether one or more, of the Note.

EXECUTED this the _____ day of _____ to be effective **January 1, 2004**.
John P. Flowers -Borrower Marsha E. Flowers -Borrower

-Borrower -Borrower

Individual Acknowledgment

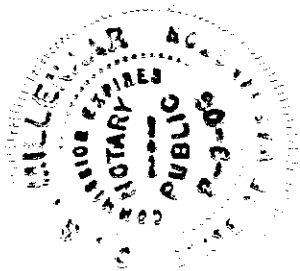
STATE OF WASHINGTON Snohomish County ss:

On this day personally appeared before me **John P. Flowers and Marsha E. Flowers** to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of January, 2004

Comellinaur
Notary Public in and for the State of Washington,
residing at Arlington, WA

My Appointment Expires on 9/9/06



200402110004
Skagit County Auditor

ACCEPTED AND AGREED TO BY
THE OWNER AND HOLDER OF SAID NOTE:
BANK OF AMERICA, N.A.

By: Thomas C. Hutter
Name: Thomas C. Hutter
Title: Vice President

Witness: [Signature]

Witness: [Signature]

Corporate Acknowledgement

STATE OF TEXAS
COUNTY OF DALLAS

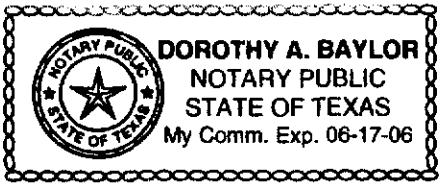
BEFORE ME, the undersigned authority, on this day personally appeared Thomas C. Hutter,
as Vice President of Bank of America, N.A. known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in
the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of January,
2004 .

My Commission Expires:

Dorothy A. Baylor
Notary Public in and for
The State of Texas

Name: Dorothy A. Baylor



DESCRIPTION:

That portion of the East 440 feet of the West 880 feet of Government Lot 3, Section 7, Township 34 North, Range 2 East, W.M., lying South of the South line of the County road as deeded to Skagit County by Deed dated May 24, 1954, and recorded on July 7, 1954, under Auditor's File No. 503647,

EXCEPT that portion of the East 150.00 feet of the West 880.00 feet of Government Lot 3, Section 7, Township 34 North, Range 2 East, W.M., lying South of the South line of the County road.

TOGETHER WITH shorelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract.

Situate in the County of Skagit, State of Washington.



200402110004
Skagit County Auditor