

RETURN ADDRESS:



200505050140  
Skagit County Auditor

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CHICAGO TITLE IC34277-SM ✓

### MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200404220153

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

Grantor(s):

1. Parker, Jeffrey D
2. Parker, Sarah J

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn. NW SW 22-34-3

Additional on page 2

Assessor's Tax Parcel ID#: 340322-0-007-0004 P22261

**THIS MODIFICATION OF DEED OF TRUST dated May 2, 2005, is made and executed between Jeffrey D Parker and Sarah J Parker, husband and wife, whose address is 15090 Mclean Road, Mount Vernon, WA 98273 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").**

**MODIFICATION OF DEED OF TRUST**

Loan No: 5713925-1

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated April 21, 2004 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

**A DEED OF TRUST DATED APRIL 21, 2004 AND RECORDED APRIL 22, 2004 UNDER AUDITOR'S FILE NO. 200404220153 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 Northwest Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter; Thence South 00°05'00" West along the West line of said subdivision, 330.05 feet; Thence North 89°05'00" East along a line parallel with and 330.05 feet South of the North line of said subdivision, 512.00 feet; Thence North 00°55'00" West 330.00 feet to a point on the North line of said subdivision; Thence South 89°05'00" West along the North line of said subdivision 506.24 feet, more or less, to the point of beginning; EXCEPT the West 400 feet thereof.

**PARCEL B:**

The West 25 feet of the following described property:

The North 330 feet of the West Half of the Northwest Quarter of the Southwest Quarter and the North 330 feet of the West 145 feet of the East Half of the Northwest Quarter of the Southwest Quarter, all in Section 22, Township 34 North, Range 3 East of the Willamette Meridian; EXCEPT the North 25 feet thereof; AND EXCEPT road, ditch, and dike rights-of-way; AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of the Southwest Quarter; Thence South 00°55'00" West along the West line of said subdivision, a distance of 330.05 feet; Thence North 89°05'00" East along a line, which is parallel with and 330.05 feet South of the North line of said subdivision, a distance of 512 feet; Thence North 00°55'00" West a distance of 330 feet to a point on the North line of said subdivision; Thence South 89°05'00" West along the North line of said subdivision, a distance of 506.24 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of the John R. Koetje and Judy Koetje tract as conveyed under deed recorded May 5, 1969, under Auditor's File No. 726143, records of Skagit County, Washington; Thence East along said North line to the Koetje tract, a distance of 25 feet to the true point of beginning; Thence continuing East parallel with the North line of said Koetje tract a distance of 25 feet more or less; Thence South and parallel with the West line of said Koetje tract, a distance of 330 feet, more or less, to the South line of said Koetje tract; Thence West along said South line of said Koetje tract, a distance of 25 feet, more or less, to a point due South of the point of beginning; Thence North parallel with the West line of said Koetje tract a distance of 330 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

The Real Property or its address is commonly known as 15090 Mclean Road, Mount Vernon, WA 98273. The Real Property tax identification number is 340322-0-007-0004 P22261

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

**THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE MAY 02, 2005 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT**

**INCREASE THE PRINCIPAL AMOUNT FROM \$50,000.00 TO \$103,000.00.**

**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 endorses 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 2, 2005.**



Skagit County Auditor

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 5713925-1

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GRANTOR:

X [Signature]  
Jeffrey D Parker

X [Signature]  
Sarah J Parker

LENDER:

PEOPLES BANK

x Muddy A Kledbender  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

On this day before me, the undersigned Notary Public, personally appeared Jeffrey D Parker and Sarah J Parker, 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 May day of 2005

By Muddy A Kledbender Residing at Mt Vernon

Notary Public in and for the State of wa My commission expires 9-30-07

LENDER ACKNOWLEDGMENT

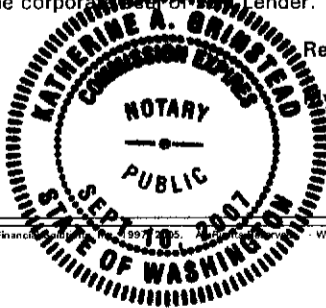
STATE OF WA

COUNTY OF Skagit

On this 2nd day of May, 2005, before me, the undersigned Notary Public, personally appeared before me and personally known to me or proved to me on the basis of satisfactory evidence to be the one, 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 the Lender.

By [Signature] Residing at Everett, WA

Notary Public in and for the State of WA My commission expires 9-10-07



LASER PRO Lending, Ver 5.26.00.005 Copr. Harland Finance 1997-2005 WA C:\GFI\WIN\CFIL\PLIG202.FC TR-1023237 PR.8



200505050140  
Skagit County Auditor

UNOFFICIAL DOCUMENT

