



200505270161

Skagit County Auditor

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RETURN ADDRESS:

PEOPLES BANK
LOAN SERVICES
DEPARTMENT
PO BOX 233
LYNDEN, WA 98264

CHICAGO TITLE CO.

1035143✓

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200211010113

Additional on page _____

Grantor(s):

1. Tipton, Sahabra T

Grantee(s)

1. PEOPLES BANK

Legal Description: Lot 3, SKAGIT COUNTY SP#21-83

Additional on page 2

Assessor's Tax Parcel ID#: 350402-0-001-0309 P35583

THIS MODIFICATION OF DEED OF TRUST dated May 26, 2005, is made and executed between between Sahabra T Tipton, who acquired title as Sahabra T. Williams, as her separate estate, whose address is 22412 Grip Road, Sedro Woolley, WA 98284 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

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

Loan No: 5713942-1

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 26, 2002 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED SEPTEMBER 26, 2002 AND RECORDED NOVEMBER 01, 2002 UNDER AUDITOR'S FILE NO. 200211010113 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:

Tract 3 of SKAGIT COUNTY SHORT PLAT NO. 21-83 as approved May 31, 1983 and recorded May 31, 1983, in Volume 6 of Short Plats, page 64, under Auditor's File No. 8305310018, records of Skagit County, Washington; being a portion of the East Half of Government Lot 1, Section 2, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities over the South 20 feet of Lot 2 and the North 20 feet of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 21-83, as approved May 31, 1983 and recorded May 31, 1983, in Volume 6 of Short Plats, page 64, under Auditor's File No. 830531 001 8, records of Skagit County, Washington; being a portion of the East Half of Government Lot 1, Section 2, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

The Real Property or its address is commonly known as 22412 Grip Road, Sedro Woolley, WA 98284. The Real Property tax identification number is 350402-0-001-0309 P35583

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE MAY 26, 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 \$80,000.00 TO \$150,000.00.

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 endorers 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 26, 2005.

GRANTOR:

x Sahabra Tipton
Sahabra Tipton

LENDER:

x [Signature]

PEOPLES BANK

x Meredith Alfred Brooks
Authorized Officer

CHARGE LIFE 00



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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5713942-1

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wash

COUNTY OF Skagit

Timothy Tipton
and ~~To~~

On this day before me, the undersigned Notary Public, personally appeared Sahabro T Tipton, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of May, 2005

By Melody A Heidbreder Residing at mt Vernon

Notary Public in and for the State of WA

My commission expires 4/30/07

LENDER ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF SKAGIT

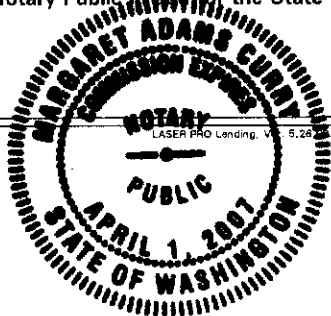
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On this 27th day of May, 2005, before me, the undersigned Notary Public, personally appeared Melody A Heidbreder and personally known to me or proved to me on the basis of satisfactory evidence to be the He, authorized agent for the Lender that executed 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 Margaret Adams Curry Residing at Mount Vernon

Notary Public in and for the State of WASHINGTON

My commission expires 4/1/2007



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