

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



200602140085

Skagit County Auditor

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CHICAGO TITLE IC37800

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200301290157

Additional on page ____

Grantor(s):

1. Ross, Brian B
2. Ross, Michelle M

Grantee(s)

1. PEOPLES BANK

Legal Description: Lot 32, PARK RIDGE DIV. II

Additional on page ____

Assessor's Tax Parcel ID#: 4634-000-032-0001 P105915

THIS MODIFICATION OF DEED OF TRUST dated February 8, 2006, is made and executed between between Brian B Ross and Michelle M Ross, husband and wife, whose address is 411 S 38th Place, Mount Vernon, WA 98274 ("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: 5715192-1

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated January 24, 2003 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED JANUARY 24, 2003 AND RECORDED JANUARY 29, 2003 UNDER AUDITOR'S FILE NO. 200301290157 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:

Lot 32, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington

The Real Property or its address is commonly known as 411 S 38th Place, Mount Vernon, WA 98274. The Real Property tax identification number is 4634-000-032-0001 P105915.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE FEBRUARY 08, 2006 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 \$25,000.00 TO \$125,000.00.

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 endorser 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 FEBRUARY 8, 2006.

GRANTOR:

x Brian B Ross
Brian B Ross

x Michelle M Ross
Michelle M Ross

LENDER:

PEOPLES BANK

x Meedy A. Huchner
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wash.

COUNTY OF Skagit

On this day before me, the undersigned Notary Public, personally appeared Brian B Ross and Michelle M Ross, 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 8th day of Feb, 2006

By Meedy A. Huchner Residing at MT Vernon
Notary Public in and for the State of WA My commission expires 4/30/07



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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5715192-1

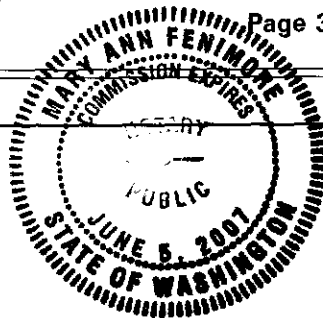
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LENDER ACKNOWLEDGMENT

STATE OF WA

COUNTY OF Skagit

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On this 8th day of February, 2006, before me, the undersigned Notary Public, personally appeared Melvin A. Heidbreder and personally known to me or proved to me on the basis of satisfactory evidence to be the person, 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 Mary Ann Fenimore
Notary Public in and for the State of WA

Residing at Mt Vernon
My commission expires 06/05/2007

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