



200603210026
Skagit County Auditor

3/21/2006 Page 1 of 6 8:52AM

When recorded mail to:

FIRST AMERICAN TITLE INSURANCE
1228 EUCLID AVENUE, SUITE 400
CLEVELAND, OHIO 44115
ATTN: FT1120

MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST

GRANTOR(S): CASEY J. BAHR
ANN M. BAHR
HTTA ANNE MARIE DYNES BAHR

HUSBAND
WIFE

GRANTEE ("Lender"): KeyBank National Association
P.O. Box 16430
Boise, ID 83715

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
2101 FOURTH AVENUE, STE 800 SEATTLE, WA 98121

ABBREVIATED LEGAL DESCRIPTION: LOT 22 COUNTRY LANE ADD VOL 7, pg 37
S 75 FT LOT 23 N 25 FT

(Additional legal description on page 2.)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P64619

REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED: 200502240050

BORROWER	
CASEY J. BAHR ANN M. BAHR	
X 8991222	
ADDRESS	
12156 COUNTRY LANE BURLINGTON, WA 98233	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 25th day of February 2006, is executed by and between the parties identified above and KeyBank National Association
4910 Tiedeman Road, Suite B, Brooklyn, Ohio 44144

("Lender").

A. On February 05, 2005, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note or agreement ("Note") payable to Lender in the original principal amount of thirty two thousand and 00/100 Dollars (\$ 32,000.00), which Note is secured by a deed of trust ("Deed of Trust") executed by Grantor for the benefit of Lender and encumbering the real property described on Schedule A below ("Property") and recorded on February 24, 2005 in Book NA at Page NA in the Auditor's Office of SKAGIT County, Washington. The Note and Deed of Trust and any other related documents are hereafter cumulatively referred to as the "Loan Documents".

B. The Note and Deed of Trust are hereby modified as follows:

1. TERMS OF REPAYMENT.

☐ The maturity date of the Note is extended to _____, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Deed of Trust is modified accordingly. The parties acknowledge and agree that, as of _____, the unpaid principal balance due under the Note was \$ _____, and the accrued and unpaid interest on that date was \$ _____. The new repayment terms are as follows:

2. ADDITIONAL MODIFICATIONS.

☒ The Deed of Trust and Note are further modified as follows:

The original amount of the Note, which is secured by the Deed of Trust referenced above, and the original principal amount of such Deed of Trust in the amount of thirty two thousand and 00/100 dollars (\$32,000.00) is hereby increased to seventy three thousand and 00/100 dollars (\$73,000.00), an increase of forty one thousand and 00/100 dollars (\$41,000.00).

C. Additional Representations, Warranties and Agreements.

Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified. Borrower and Grantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

SCHEDULE A

The following described real property located in the County of SKAGIT, State of Washington:

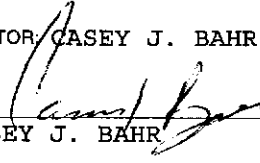
See Addendum A

SCHEDULE B

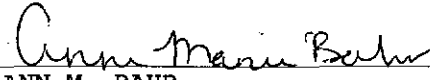
BORROWER AND LENDER REQUEST THE HOLDER OF ANY MORTGAGE, DEED OF TRUST OR OTHER ENCUMBRANCE WITH A LIEN WHICH HAS PRIORITY OVER THIS MORTGAGE TO GIVE NOTICE TO LENDER, AT LENDER'S ADDRESS SET FORTH ON PAGE ONE OF THIS MORTGAGE, OF ANY DEFAULT UNDER THE SUPERIOR ENCUMBRANCE AND OF ANY SALE OR OTHER FORECLOSURE ACTION.




GRANTOR: CASEY J. BAHR


CASEY J. BAHR

GRANTOR: ANN M. BAHR


ANN M. BAHR

GRANTOR: HTTA ANNE MARIE DYNES BAHR


HTTA ANNE MARIE DYNES BAHR

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:



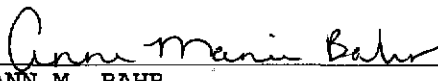
200603210026

Skagit County Auditor

BORROWER: CASEY J. BAHR


CASEY J. BAHR

BORROWER: ANN M. BAHR


ANN M. BAHR

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BORROWER:

LENDER:

KeyBank National Association

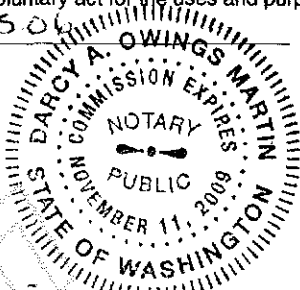


State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Casey J. Bahr

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-25-06



Notary Public (Print Name) Darcy A. Owings Martin

Title Notary

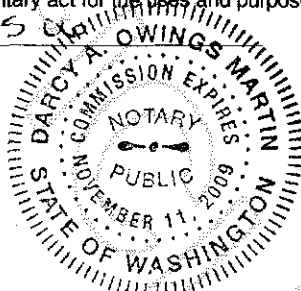
My appointment expires: 11-11-09

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ann M. Bahr

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-25-06



Notary Public (Print Name) Darcy A. Owings Martin

Title Notary

My appointment expires: 11-11-09

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____

is that person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public (Print Name) _____

(Seal or Stamp)

Title _____

My appointment expires: _____

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____

is that person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public (Print Name) _____

(Seal or Stamp)

Title _____

My appointment expires: _____

ACAPS # 060551040250C; ALS # 473102134301

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EXHIBIT A

THE SOUTH 70 FEET OF LOT 23 AND THE NORTH 25 FEET OF LOT 22
OF COUNTRY LANE ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF
PLATS; PAGE 37, RECORDES OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON:

ABBRV. LEGAL:

S 70 FT LOT 23 N 25 FT LOT 22 COUNTRY LANE ADD VOL 7 PG 37

Permanent Parcel Number: P64619
CASEY BAHR AND ANNE MARIE (DYNES) BAHR

12156 COUNTRY LANE, BURLINGTON WA 98233
Loan Reference Number : 060551040250C/473102134301
First American Order No: 8991222
Identifier: L/FIRST AMERICAN LENDERS ADVANTAGE

 BAHR
8991222

FIRST AMERICAN LENDERS ADVANTAGE
MODIFICATION AGREEMENT



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