

RETURN ADDRESS:

Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264



200605220159

Skagit County Auditor

5/22/2006 Page

1 of

3 11:31AM

CHICAGO TITLE IC39056~SM

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200310300114

Additional on page

Grantor(s):

1. FERRIS, STEPHEN WAYNE
2. FERRIS, INGRID JOAN

Grantee(s)

1. PEOPLES BANK

Legal Description: PTN LTS 7 AND 8, BLK 2, BINGHAM ACREAGE

Additional on page 2

Assessor's Tax Parcel ID#: 3864-002-008-0200

THIS MODIFICATION OF DEED OF TRUST dated May 19, 2006, is made and executed between between STEPHEN WAYNE FERRIS, also shown of record as STEPHEN W FERRIS, and INGRID JOAN FERRIS, husband and wife, whose address is 22740 BUCHANAN STREET, MOUNT VERNON, WA 98273 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, PHONE: (360) 848-8872, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5715304-1

(Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 14, 2003 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED OCTOBER 14, 2003 AND RECORDED OCTOBER 30, 2003 UNDER AUDITOR'S FILE NO. 200310300114 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 Lot 7, Block 2, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; described as follows:

Beginning at the Southeast corner of Lot 1 of said Block 2; thence South along the prolongation of the East line of said Lot 1 to the South line of said Lot 7; thence East along said South line to the East line of Tract A as shown on survey filed in Volume 8 of Surveys, pages 78 and 79; thence North along said East line to the North line of said Lot 7;

thence West along said North line to the point of beginning of this description;

TOGETHER WITH that portion of Lot 8, Block 2, Bingham Acreage, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; described as follows:

Beginning at the intersection of the North line of said Lot 8 and the East line of Tract A as shown on survey filed in Volume 8 of Surveys, pages 78 and 79;

thence South along said East line a distance of 119.55 feet;

thence South 89°03'49" West to the Southerly prolongation of the North/South line separating Lots 1 and 2 of said Block 2;

thence North along said prolongation to the intersection with the North line of Lot 8;

thence Easterly along said North line of Block 8 to the point of beginning of this description.

PARCEL B:

An easement for ingress, egress and utilities over, under and through the East 20 feet of Tract A as delineated on the face of survey recorded October 27, 1988 in Volume 8 of surveys, pages 78 and 79, under Auditor's File No. 8810270058, records of Skagit County, Washington.

Situated in Skagit County, Washington

The Real Property or its address is commonly known as 22740 Buchanan Street, Mount Vernon, WA 98273. The Real Property tax identification number is 3864-002-008-0200.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE MAY 19, 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 \$9,000.00 TO \$96,000.00.

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 endorsers to the Note, including accommodation makers, 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 19, 2006.

GRANTOR:

X
STEPHEN WAYNE FERRIS

X
INGRID JOAN FERRIS

LENDER:

PEOPLES BANK

X
Authorized Officer

Memo by C. E. Hubbard



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Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5715304-1

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wash)
) SS
COUNTY OF Skagit)

On this day before me, the undersigned Notary Public, personally appeared **STEPHEN WAYNE FERRIS and INGRID JOAN FERRIS**, 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 12th day of May, 2006

By Melody A. Hender Residing at Mt Vernon
Notary Public in and for the State of WA My commission expires 4/3/07

LENDER ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Skagit)

On this 19th day of May, 2006, before me, the undersigned Notary Public, personally appeared Melody A. Hender and personally known to me or proved to me on the basis of satisfactory evidence to be a 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 Jennifer Thompson Residing at Mt Vernon
Notary Public in and for the State of WA My commission expires 11/3/07



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