

RETURN ADDRESS:

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



200607050050
Skagit County Auditor

7/5/2006 Page 1 of 3 11:11AM

CHICAGO TITLE IC39461-SM

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200404020103

Additional on page _____

Grantor(s):

1. BOE, RICHARD A
2. BOE, CORRIE M

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn. Gov. Lot 1, Sec 2, T34N, R3EWM

Additional on page _____

Assessor's Tax Parcel ID#: 340302-1-023-0000 P20996

THIS MODIFICATION OF DEED OF TRUST dated July 3, 2006, is made and executed between between RICHARD A BOE and CORRIE M BOE, husband andwife, whose address is 16774 PETERSON ROAD , BURLINGTON, WA 98233 ("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: 5715336-1

(Continued)

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated March 31, 2004 (the "Deed of Trust")

which has been recorded in SKAGIT County, State of Washington, as follows:

A DEED OF TRUST DATED MARCH 31, 2004 AND RECORDED APRIL 2, 2004 UNDER AUDITOR'S FILE NO. 200404020103 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:

The West 165 feet of the North 528 feet of that portion of Government Lot 1 in Section 2, Township 34 North, Range 3 East of the Willamette Meridian, lying South of State Road 1-C, which runs along the North Line of said Lot 1;

EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Section;

Thence North 89 degrees 24'30" West, along said North line of Government Lot 1, a distance of 1,163.37 feet to

the Northeast corner of said West 165 feet of the North 528 feet;

Thence South 0 degrees 47'03" East, along the East line of said West 165 feet, a distance of 30.01 feet to the

Northeast corner of the above-described parcel as shown on record of survey recorded in Volume 13 of Surveys,

page 15, records of Skagit County, Washington;

Thence continuing South 0 degrees 47'03" East, along the East line of the above-described parcel, 59.00 feet to

the true point of beginning;

Thence at a right angle, South 89 degrees 12'57" West, 2.50 feet to the North end of an existing fence line as

shown on said record of Survey;

Thence South 1 degree 28'45" West, along said fence line and its Southerly projection, 92.90 feet to an existing

fence corner as shown on said record of survey;

Thence South 0 degrees 08'40" West, along the existing fence line as shown on said record of survey, 136.58

feet to a point which lies South 89 degrees 12'57" West from an existing rebar with yellow cap marked "Leonard

L.S. 8992" on the East line of the above described parcel as shown on said record of survey;

Thence North 89 degrees 12'57" East, 8.38 feet to said rebar with yellow cap;

Thence North 0 degrees 47'03" West, along said East line, 229.39 feet to the true point of beginning.

The Real Property or its address is commonly known as 1674 PETERSON ROAD, BURLINGTON, WA 98233. The

Real Property tax identification number is 340302-1-023-000 P20996.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JULY 3, 2006 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OF AGREEMENT.

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 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 subsequent actions.

GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JULY 3, 2006.

GRANTOR: Richard A. Boe

CORRIE M BOE

PEOPLES BANK Authorized Officer: [Signature]

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UNOFFICIAL COPY

MODIFICATION OF DEED OF TRUST
(Continued)

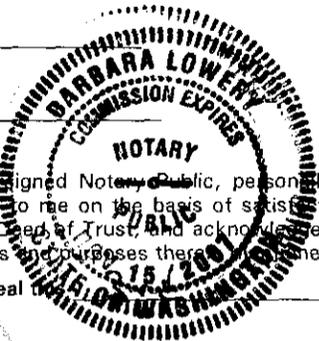
Loan No: 5715336-1

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASH

COUNTY OF Skagit



On this day before me, the undersigned Notary Public, personally appeared RICHARD A BOE and CORRIE M BOE, 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 stated.

Given under my hand and official seal this July day of July, 2006

By Richard A Boe

Residing at Mount Vernon

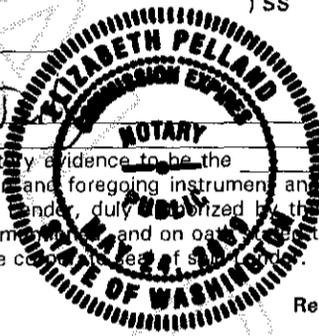
Notary Public in and for the State of WA

My commission expires 11-15-07

LENDER ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit



On this 5 day of July, 2006, before me, the undersigned Notary Public, personally appeared _____ and personally known to me or proved to me on the basis of satisfactory evidence to be the _____, 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 testified that he or she is authorized to execute this said instrument and that the seal affixed is the correct seal of said _____.

By Elizabeth Pelland

Residing at Mount Vernon

Notary Public in and for the State of _____

My commission expires May 24, 2009



200607050050
Skagit County Auditor