



200608310005  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

P. 97891

## MODIFICATION OF MORTGAGE

Reference # (if applicable): MTVEXX1522 NO. 200108030140

Additional on page \_\_\_\_

Grantor(s):

1. JENSEN, VICTOR R.
2. JENSEN, JUDY H.

Grantee(s)

1. Frontier Bank

Legal Description: PTN W1/4 NW1/4, 15-35-3 E W.M.

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Assessor's Tax Parcel ID#: 350315-2-003-0002, 350315-2-004-0001 & 350315-2-005-0000

THIS MODIFICATION OF MORTGAGE dated July 1, 2006, is made and executed between VICTOR R. JENSEN and JUDY H. JENSEN, HUSBAND AND WIFE, whose address is 14127 CHURCH ROAD, BOW, WA 98232 (referred to below as "Grantor") and Frontier Bank, whose mailing address is 119 E College Way, PO Box 1124, Mount Vernon, WA 98273 (referred to below as "Lender").

**MODIFICATION OF MORTGAGE  
(Continued)**

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**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 26, 2001 (the "Mortgage") which has been recorded in SKAGIT County, State of Washington, as follows:

**RECORDED ON AUGUST 3, 2001, BY LAND TITLE COMPANY OF SKAGIT COUNTY, STATE OF WASHINGTON  
UNDER AUDITOR'S FILE NO. 200108030140.**

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in SKAGIT County, State of Washington:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE SAMISH RIVER,

EXCEPT FOR THE COUNTY ROADS,

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF A LINE 2,340 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

The Real Property or its address is commonly known as 15098 & 15014 FIELD ROAD , BOW , WA 98232. The Real Property tax identification number is 350315-2-003-0002, 350315-2-004-0001 & 350315-2-005-0000.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

**THIS REPRESENTS A MODIFICATION TO ADD THE FOLLOWING CROSS-COLLATERALIZATION:**

**CROSS-COLLATERALIZATION.** In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor hereby assigns as security to Lender, all of Grantor's right, title, and interest in and to all leases, Rents, and profits of the Property. This assignment is recorded in accordance with RCW 65.08.070; the lien created by this assignment is intended to be specific, perfected and choate upon the recording of this Deed of Trust. Lender grants to Grantor a license to collect the Rents and profits, which license may be revoked at Lender's option and shall be automatically revoked upon acceleration of all or part of the Indebtedness.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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.

**CROSS COLLATERALIZATION.** In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by an statute o limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 1, 2006.**

**GRANTOR:**

x *Victor R. Jensen*  
VICTOR R. JENSEN

x *Judy H. Jensen*  
JUDY H. JENSEN

**LENDER:**

**FRONTIER BANK**

x *Sally Deef*  
Authorized Signer



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MODIFICATION OF MORTGAGE  
(Continued)

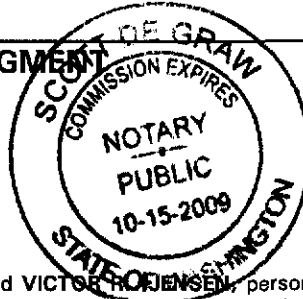
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

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On this day before me, the undersigned Notary Public, personally appeared VICTOR H. JENSEN, 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 Mortgage, 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 28th day of August, 2006

By Sedra Woolley

Notary Public in and for the State of WA

Residing at Sedra Woolley

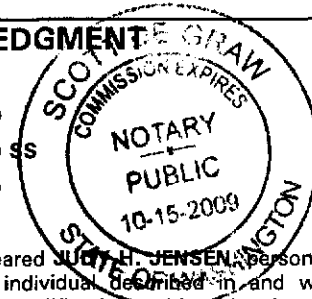
My commission expires 10-15-2009

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

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On this day before me, the undersigned Notary Public, personally appeared JUDY H. JENSEN, 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 Mortgage, 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 28th day of August, 2006

By Sedra Woolley

Notary Public in and for the State of WA

Residing at Sedra Woolley

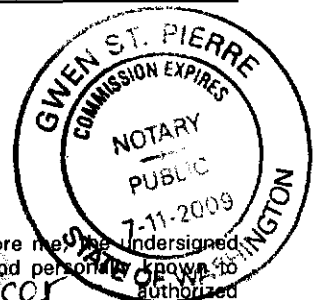
My commission expires 10-15-2009

LENDER ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

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On this 28th day of August, 2006, before me, the undersigned Notary Public, personally appeared Scott DeGraw and personally known to me or proved to me on the basis of satisfactory evidence to be the VP & loan officer 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 Gwen St. Pierre

Notary Public in and for the State of Washington

Residing at Marysville

My commission expires 07-11-09



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