

Prepared By:  
Wells Fargo Bank, N.A.  
LINDA L EDWARDS  
DOCUMENT PREPARATION  
18700 NW WALKER RD #92  
BEAVERTON, OREGON 97006  
503-614-3569



200610170037  
Skagit County Auditor

10/17/2006 Page 1 of 5 9:54AM



200608170079  
Skagit County Auditor

8/17/2006 Page 1 of 5 11:36AM

When recorded mail to:  
LSI - North Recording Division  
5029 Dudley Blvd  
McClellan, CA 95652  
(800) 964-3524

Re-recording to correct  
recital information

# 200601040004  
DT 1/4/2006

Parcel #: 477100-0-014-0000  
2554603

State of Washington {Space Above This Line For Recording Data}  
Account Number: 651-651-9267425-1998 Reference Number: 20061801421560

**MODIFICATION TO HOME EQUITY LINE OF CREDIT  
AGREEMENT AND OPEN-END DEED OF TRUST**

Deed of Trust 200601040004

This Modification Agreement (this "Agreement") is made this 4TH DAY OF AUGUST, 2006, between Wells Fargo Bank, N.A. (the "Lender") and KAREN D. EVANS AND ROBERT L. EVANS, A NON-VESTED SPOUSE, HUSBAND AND WIFE (individually and collectively, the "Borrower").

Borrower has entered into a home equity line of credit agreement (the "Line of Credit Agreement") with the Lender, dated December 8, 2020, which is secured by a Deed of Trust dated the same date as the Line of Credit Agreement (together with any renewals, extensions, and modifications to it made prior to the date of this Agreement), which is recorded in Book/Roll 1626 at page(s) 0614 of the County of SKAGIT County, State of WASHINGTON as document No. \*SECURITY (the "Security Instrument"), and covering real property located at 2408 WASHINGTON CT, ANACORTES, WASHINGTON 98221 (the "Property") and described as follows:

\* 200601040004

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 14, PLAT OF SUNSET COVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 19, 2000, UNDER AUDITORS' FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON. \*\*\*ABBREVIATED LEGAL PROVIDED AS A COURTESY\*\*\* LT 14, SUNSET COVE EST. FILE 20001129070, SKAGIT CNTY, WASH.**

The Borrower has requested and the Lender has agreed to modify certain terms of the Line of Credit Agreement and the Security Instrument as set forth below. All terms not defined in this Agreement shall have the same meanings as set forth in the Line of Credit Agreement.

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

**Change in Credit Limit.** The Lender and the Borrower agree that the credit limit under the Line of Credit Agreement is hereby increased to \$275,000.00 and that the lien of the Security Instrument shall secure the line of credit up to that amount as it is advanced and outstanding from time to time.

**RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE**



Each reference in the Security Instrument to the maximum amount of the line of credit is hereby amended to the extent necessary to reflect the modified credit limit.

**Extension of the Draw Period and the Maturity Date.** The Security Instrument is hereby amended to extend the Maturity Date from December 8, 2020 to December 8, 2060.

**Change in Margin.** The Lender and the Borrower agree that the Margin on the Line of Credit Advances, as Specified in the Line of Credit Agreement, is hereby increased to - TEN THOUSANDTHS OF ONE PERCENTAGE POINT (-0.010 %) as of the date of this Agreement. This may result in an increase in the Daily Periodic Rate, corresponding Annual Percentage Rate and Minimum Monthly Payment.

The Borrower hereby agrees to pay to the Lender the following fees related to this Agreement:

N/A

\*This amount is an estimate. The actual recording/filing fee is shown on the HUD Settlement Statement that is attached to and incorporated into this Agreement.

Except as amended by this Agreement, all terms and conditions of the Line of Credit Agreement and the Security Instrument (including any previous modifications) shall remain in full force and effect, and this Agreement shall not affect the Lender's security interest in, or lien priority on, the Property. The Borrower agrees to be bound by and to perform all of the covenants and agreements in the Line of Credit Agreement and the Security Instrument at the time and in the manner therein provided.

This Agreement shall not be construed to be a satisfaction, novation or partial release of the Line of Credit Agreement or the Security Instrument.

By signing this Agreement, the Borrower represents and warrants to the Lender that the Borrower has no counterclaims, set-offs or defenses to the Bank's rights under the Line of Credit Agreement or the Security Instrument.

The Borrower agrees to pay or reimburse the Lender for any and all fees payable to public officials in connection with this Agreement, and the recording thereof, including any mortgage registry tax that may be due.

This Agreement does not increase or extend any revolving credit insurance Borrower purchased in connection with the line of credit. Credit insurance means credit life, credit accident and health and/or credit disability insurance.

**Co-Trustor/Co-Mortgagor Liability.** As to any Borrower who signed the Security Instrument, but who did not execute the Line of Credit Agreement (a "co-trustor/co-mortgagor"), this Agreement does not modify, change or terminate the nature of the co-trustor/co-mortgagor's obligations in connection with the line of credit. The co-trustor/co-mortgagor is not personally obligated to pay the debt evidenced by the Line of Credit Agreement and the Security Instrument (as renewed, extended, and amended hereby). The co-trustor/co-mortgagor agrees that the Lender and the Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of the Line of Credit Agreement or the Security Instrument (as renewed, extended, and amended hereby) without the co-trustor/co-mortgagor's consent.

The Borrower and the Lender have executed this Agreement as of the day and year first above written.



*Karen D. Evans*

Borrower **KAREN D EVANS**

*Robert L. Evans*

Borrower **ROBERT L EVANS**

Borrower

Borrower

Borrower

Borrower

Borrower

Borrower

Wells Fargo Bank, N.A.

By: *Theresa Elmore*

Its: *Personal Banker*

{ Acknowledgments on Following Pages }

WA LOC Modification Agrmt, HCWF#155v9 (10/15/05)



200610170037  
Skagit County Auditor

FOR NOTARIZATION OF LENDER PERSONNEL

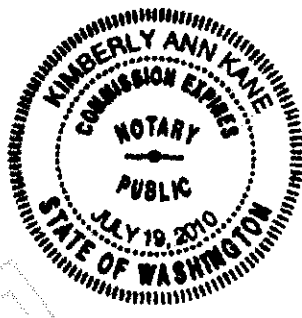
STATE OF Washington )  
 ) ss.  
COUNTY OF SKAGIT )

On this 4<sup>th</sup> day of August, 2006, before me, a Notary in and for said county personally appeared Theresa E. Young, to me personally known, who being by me duly (sworn or affirmed) did say that that person is employee of said association, that (the seal affixed to said instrument is the seal of said or no seal has been procured by said) association and that said instrument was signed and sealed on behalf of the said association by authority of its board of directors and the said employee acknowledged the execution of said instrument to be the voluntary act and deed of said association by it voluntarily executed.

Kimberly Ann Kane  
Notary Public

Washington  
State of

My commission expires: July 19, 2010



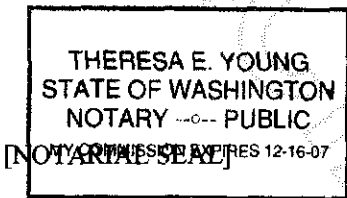
FOR NOTARIZATION OF BORROWERS

For An Individual Acting In His/Her Own Right:  
State of Washington

County of SKAGIT

On this day personally appeared before me Karen D Evans and Robert L Evans (here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 4 day of August, 2006 (Signature of officer and official seal below)

Witness my hand and notarial seal on this the 4 day of August, 2006



Theresa E Young  
Signature

Theresa E Young  
Print Name:

Notary Public

My commission expires: 12-16-07

