



200701090069
Skagit County Auditor

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7 11:01AM

When recorded mail to:

FIRST AMERICAN TITLE INSURANCE
LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
ATTN: FT1120

MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST

GRANTOR(S): TED T. BIRINGER
HTTA THEODORE T. BIRINGER
DONNA R. BIRINGER

HUSBAND

WIFE

First American Equity Loan Services, Inc.

#

10917180

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

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
2101 FOURTH AVE SUITE 800 SEATTLE, WA 98121

ABBREVIATED LEGAL DESCRIPTION: PTN GL 4 SEC 2 T34N R1E WM PTN LOT 1
SP 17-75 BK 1 PG 36

(Additional legal description on page 2.)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P103647

REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED: 200506200089

BORROWER	
TED T. BIRINGER DONNA R. BIRINGER	
ADDRESS	
12232 ABBOTT LN ANACORTES, WA 98221	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 11th day of December 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 May 04, 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 fifty thousand and 00/100 Dollars (\$ 50,000.00), 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 June 20, 2005 in Book _____ at Page _____ 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 fifty thousand and 00/100 dollars (\$50,000.00) is hereby increased to fifty nine thousand five hundred and 00/100 dollars (\$59,500.00), an increase of nine thousand five hundred and 00/100 dollars (\$9,500.00).

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

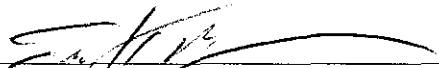
SCHEDULE B

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.




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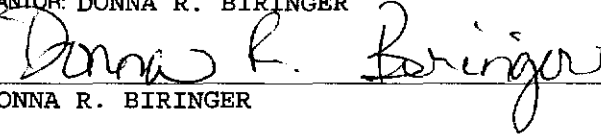
GRANTOR: TED T. BIRINGER


TED T. BIRINGER

GRANTOR: HTTA THEODORE T. BIRINGER


HTTA THEODORE T. BIRINGER

GRANTOR: DONNA R. BIRINGER


DONNA R. BIRINGER

GRANTOR:

GRANTOR:

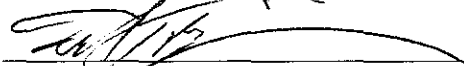
GRANTOR:

GRANTOR:

GRANTOR:



BORROWER: TED T. BIRINGER


TED T. BIRINGER

BORROWER: DONNA R. BIRINGER


DONNA R. BIRINGER

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LENDER:

KeyBank National Association



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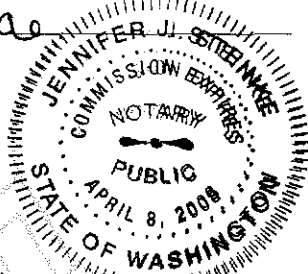
7 11:01AM

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ted T. Biringer

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: 12/11/06



Jennifer J. Steinke
Notary Public (Print Name)

Title

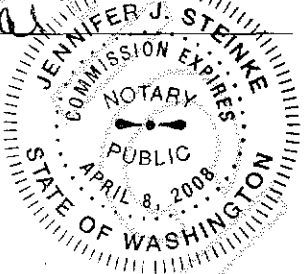
My appointment expires: April 8, 2008

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donna R. Biringer

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: 12/11/06



Jennifer J. Steinke
Notary Public (Print Name)

Title

My appointment expires: April 8, 2008

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: _____



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ACAPS # 063311142380C; ALS # 473102166688

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EXHIBIT A

THAT PORTION OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND A PORTION OF LOT 1 OF SHORT PLAT NO. 17-75, RECORDS IN BOOK 1 OF SHORT PLATS, AT PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 0 DEGREES 14 MINUTES WEST 723.29 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT NO. 17-75; THENCE SOUTH 87 DEGREES 44 MINUTES WEST ALONG THE NORTH LINE OF SAID SHORT PLAT A DISTANCE OF 1,326.18 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 44 MINUTES WEST, A DISTANCE OF 367.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE COUNTY RIGHT OF WAY AS SHOWN ON THE PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION II, AS PER PLAT FILED IN VOLUME 5 OF PLATS AT PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0 DEGREES 14 MINUTES WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET; THENCE NORTH 87 DEGREES 44 MINUTES EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 17 SECONDS EAST 245.37 FEET; THENCE SOUTH 42 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 332.77 FEET TO THE POINT ON THE WESTERLY RIGHT OF WAY LINE TO THE ROSARIO / HAVEKOST ROAD; THENCE NORTH 41 DEGREES 27 MINUTES 35 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 240.00 FEET TO THE SOUTH LINE OF MARINE DRIVE; THENCE NORTH 48 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 52.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 602.96 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 47 MINUTES 00 SECONDS, A DISTANCE OF 313.43 FEET; THENCE NORTH 18 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 232.54 FEET TO THE NORTH LINE OF SHORT PLAT NO. 17-75; THENCE SOUTH 87 DEGREES 44 MINUTES WEST, A DISTANCE OF

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EXHIBIT A
(continued)

25.11 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

PTN GL 4 SEC 2 T34N R1E WM PTN LOT 1 SP 17-75 BK 1 PG 36

Permanent Parcel Number: P103647

THEODORE T. BIRINGER AND DONNA R. BIRINGER, HUSBAND AND WIFE

12232 ABBOTT LANE, ANACORTES WA 98221

Loan Reference Number : 063311142380C

First American Order No: 10917180

Identifier: L/FIRST AMERICAN LENDERS ADVANTAGE



 BIRINGER
10917180 WA
FIRST AMERICAN LENDERS ADVANTAGE
MODIFICATION AGREEMENT



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