

RETURN ADDRESS:

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



200706260099

Skagit County Auditor

6/26/2007 Page 1 of 3 3:38PM

LAND TITLE OF SKAGIT COUNTY

124353 OS

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200303070160

Additional on page ____

Grantor(s):

1. HILL, FRANCIS R
2. HILL, ADA IMAJEAN

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn NW 1/4 NW 1/4, 30-34-5 E W.M. (AKA Tr. 4, SP #24-80).

Additional on page ____

Assessor's Tax Parcel ID#: P30447 340530-0-004-0021

THIS MODIFICATION OF DEED OF TRUST dated June 26, 2007, is made and executed between FRANCIS R HILL and ADA IMAJEAN HILL, HUSBAND AND WIFE, WHOSE ADDRESS IS 24062 GOLDIE LANE, MOUNT VERNON WA 98273 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5715546-1

(Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 6, 2003 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

A DEED OF TRUST DATED MARCH 6, 2003 AND RECORDED MARCH 7, 2003 UNDER AUDITOR'S FILE NO. 200303070160 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:

Tract A of Short Plat No. 24-80, as approved May 4, 1980 and recorded May 19, 1980, in Volume 4 of Short Plats, page 91, under Auditor's File No. 8005190001, records of Skagit County, Washington; being a portion of Government Lot 1, Section 30, Township 34 North, Range 5 East, W.M. and of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of Tract A deeded to Skagit County by Right of Way Deed recorded November 18, 1986, under Auditor's File No. 8611180003, records of Skagit County, Washington,

AND EXCEPT that portion of Tracts A, C and D lying within Goldie Lane No. 0602 as set forth in that certain order of establishment recorded May 22, 1988, under Auditor's File No. 8803220006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 24062 GOLDIE LANE, MOUNT VERNON, WA 98273. The Real Property tax identification number is P30447 340530-0-004-0021.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE JUNE 26, 2007 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.

CHANGE THE PRINCIPAL AMOUNT FROM \$46,000.00 TO \$130,000.00.

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 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 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 JUNE 26, 2007.

GRANTOR:

FRANCIS R HILL

ADA MAJEAN HILL

LENDER:

PEOPLES BANK

Authorized Officer



200706260099
Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5715546-1

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Wash

COUNTY OF Skagit

On this day before me, the undersigned Notary Public, personally appeared JOHN C. R. HILL and ADA IMAJEAN HILL, 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 executed 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 2 day of June, 2007

By Michael J. Colloid Residing at 1111 1/2 Ave

Notary Public in and for the State of WA My commission expires 4/30/11

LENDER ACKNOWLEDGMENT

STATE OF Wash

COUNTY OF Skagit

On this 26th day of June, 2007 before me, the undersigned Notary Public, personally appeared Michael J. Colloid, and personally known to me or proved to me on the basis of satisfactory evidence to be the Lender, authorized agent for the Lender that executed the within the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, and acknowledged that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Michael J. Colloid Residing at M. J. VERNON

Notary Public in and for the State of WA My commission expires 12-5-09



200706260099
Skagit County Auditor

6/26/2007 Page

3 of 3 3:38PM