



200710260089
Skagit County Auditor

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When Recorded Return to:
KeyBank National Association
P.O. Box 16430
Boise, ID 83715
(360) 336-3161

**MODIFICATION AND EXTENSION
OF PROMISSORY NOTE/DEED OF TRUST**

13179592

GRANTOR(S): ERNESTO E. ROQUE
NORMA R. ROQUE

HUSBAND
WIFE

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: N 330 FT S 640 FT PTN N 1/2 SW 1/4
SEC 4 T33N R4E W1M

(Additional legal description on page 2.)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P16283

REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED: 200308180034

BORROWER	
ERNESTO E. ROQUE NORMA R. ROQUE	
ADDRESS	
20196 E STACKPOLE RD MOUNT VERNON, WA 98274	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 22nd day of September 2007, is executed by and between the parties identified above and KeyBank National Association 4910 Tiedeman Road, Suite B, Brooklyn, Ohio 44144 ("Lender").

A. On August 11, 2003, 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 August 18, 2003 in Book NA at Page NA 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 one hundred thousand and 00/100 dollars (\$100,000.00), an increase of fifty thousand and 00/100 dollars (\$50,000.00).

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.



GRANTOR: ERNESTO E. ROQUE

Ernesto E. Roque

ERNESTO E. ROQUE

GRANTOR: NORMA R. ROQUE

Norma R. Roque

NORMA R. ROQUE

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL DOCUMENT



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BORROWER: ERNESTO E. ROQUE

Ernesto E. Roque

ERNESTO E. ROQUE

BORROWER: NORMA R. ROQUE

Norma R. Roque

NORMA R. ROQUE

BORROWER:

BORROWER:

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LENDER:

KeyBank National Association



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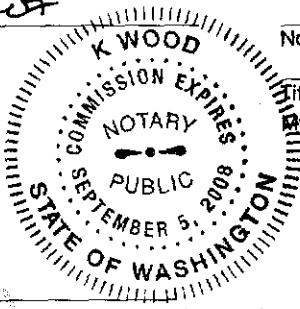
State of Washington
County of

SKAGIT

I certify that I know or have satisfactory evidence that Ernesto E. & Norma R. Roque

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: 9-22-07 K. Wood K. Wood
Notary Public (Print Name)



Title Notary
My appointment expires: 9-5-08

State of Washington
County of

I certify that I know or have satisfactory evidence that _____

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: _____ Notary Public (Print Name) _____

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 _____ 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 _____ 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: _____

ACAPS # 072571539590C; ALS # 473101917622



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EXHIBIT A

PARCEL "A":

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING WEST OF THE WEST LINE OF THE COUNTY ROAD.

ALSO BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 5 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 200 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 5 ACRES TO THE EAST LINE OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROAD TO THE NORTH LINE OF THE SAID SOUTH 5 ACRES; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 5 ACRES, TO THE PLACE OF BEGINNING. ALL IN SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; EXCEPT ROAD AND DITCH RIGHTS-OF-WAY.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

N 330 FT S 660 FT PTN N 1/2 SW 1/4 SEC 4 T33N R4E WM

Permanent Parcel Number: P16283
ERNESTO E. ROQUE AND NORMA R. ROQUE, HUSBAND AND WIFE

20196 EAST STACKPOLE ROAD, MOUNT VERNON WA 98274
Loan Reference Number : 23646694/072571539590C
First American Order No: 13179592
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 ROQUE
13179592

WA

FIRST AMERICAN LENDERS ADVANTAGE
MODIFICATION AGREEMENT



When recorded mail to:

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



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