



200712030172

Skagit County Auditor

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When Recorded Return to:

KeyBank National Association
P.O. Box 16430
Boise, ID 83715
(360) 755-9045

MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST

GRANTOR(S): JAMES A. DARLAND
REBECCA S. DARLAND *
** REBECCA DARLAND*

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 134 FT SW 1/4 NW 1/4 SW 1/4 SEC 12 T34N R3E WM

(Additional legal description on page 2.)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P21658

REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED: 200506210145

BORROWER	
JAMES A. DARLAND REBECCA DARLAND * <i>* REBECCA S. DARLAND</i>	
<i>13492740</i>	
ADDRESS	
13641 AVON ALLEN RD MOUNT VERNON, WA 98273	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 13th day of November 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 May 16, 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 seventy two thousand and 00/100 Dollars (\$ 72,000.00), 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 21, 2005 in Book N/A at Page N/A 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 seventy two thousand and 00/100 dollars (\$72,000.00) is hereby increased to one hundred seven thousand and 00/100 dollars (\$107,000.00), an increase of thirty five thousand and 00/100 dollars (\$35,000.00).

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.



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BORROWER: JAMES A. DARLAND

James A. Darland
JAMES A. DARLAND

BORROWER: REBECCA DARLAND

Rebecca Darland
REBECCA DARLAND *

BORROWER: * AKA REBECCA S. DARLAND

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

LENDER:

KeyBank National Association



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Skagit County Auditor

GRANTOR: JAMES A. DARLAND

James A. Darland
JAMES A. DARLAND

GRANTOR: REBECCA S. DARLAND

Rebecca S. Darland
REBECCA S. DARLAND *

GRANTOR: ^{AKA} * REBECCA DARLAND

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

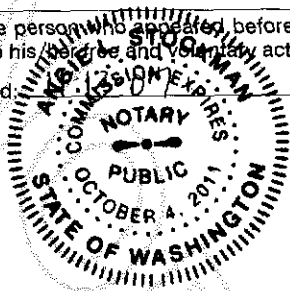
GRANTOR:

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James A. Darland

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: 11-13-07



Angie L. Stockman
Notary Public (Print Name)

Notary
Title

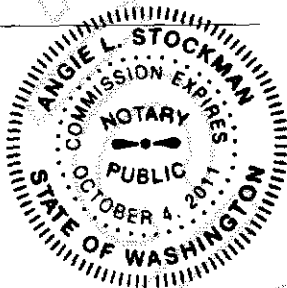
My appointment expires: 10-4-11

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Rebecca Darland

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: 11-13-07



Angie L. Stockman
Notary Public (Print Name)

Notary
Title

My appointment expires: 10-4-11

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: _____

(Seal or Stamp)

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 _____

of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(Seal or Stamp)

Notary Public (Print Name)

Title

My appointment expires: _____

ACAPS # 073061444220C; ALS # 473102170

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EXHIBIT A

THE NORTH 134 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE
3 EAST WILLAMETTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF
FOR ROAD PURPOSES.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

N 134 FT SW 1/4 NW 1/4 SW 1/4 SEC 12 T34N R3E WM

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JAMES A.
DARLAND AND REBECCA S. DARLAND, HUSBAND AND WIFE FROM
KENDALL D. GENTRY AND NANCY F. GENTRY, HUSBAND AND WIFE BY
DEED DATED JULY 7, 1986 AND RECORDED JULY 15, 1986 IN VOLUME
657, PAGE 143 IN THE LAND RECORDS OF SKAGIT COUNTY,
WASHINGTON.

Permanent Parcel Number: P21658
JAMES A. DARLAND AND REBECCA S. DARLAND,
HUSBAND AND WIFE

13641 AVON ALLEN ROAD, MOUNT VERNON WA 98273
Loan Reference Number : 24747066/073061444220C
First American Order No: 13492740
Identifier: L/FIRST AMERICAN LENDERS ADVANTAGE

 DARLAND
13492740 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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