

**RETURN ADDRESS:**

Skagit State Bank  
Main Office  
301 E. Fairhaven Ave  
P O Box 285  
Burlington, WA 98233



200801090097  
Skagit County Auditor

1/9/2008 Page 1 of 3 3:32PM

**LAND TITLE OF SKAGIT COUNTY**

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 124915-SAE/200709280191

Additional on page \_\_\_\_

Grantor(s):

1. LUEVANOS PROPERTIES, LLC

Grantee(s)

1. Skagit State Bank

Legal Description:

Unit 1, Empire Condominiums

Additional on page 2

Assessor's Tax Parcel ID#: 3772-021-010-0004 (P54983)

**THIS MODIFICATION OF DEED OF TRUST dated November 30, 2007, is made and executed between LUEVANOS PROPERTIES, LLC, a Washington Limited Liability Company, whose address is 911 COMMERCIAL AVE, ANACORTES, WA 98221-4114 ("Grantor") and Skagit State Bank, whose address is Main Office, 301 E. Fairhaven Ave, P O Box 285, Burlington, WA 98233 ("Lender").**

MODIFICATION OF DEED OF TRUST  
(Continued)

Page 2

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated August 8, 2007 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded August 14, 2007, under Auditor's File No. 200708140147 and re-recorded on September 28, 2007 under Auditor's File No. 200709280191.

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the following described real property located in Skagit County, State of Washington:

Unit 1, "EMPIRE CONDOMINIUMS, A CONDOMINIUM" as per survey map and plans recorded on August 3, 2007 under Auditor's File No. 200708030174, and amended on August 14, 2007 under Auditor's File No. 200708140144, and as described in that certain Condominium Declaration recorded on August 3, 2007, under Auditor's File No. 200708030175, and amended on August 14, 2007 under Auditor's File No. 200708140145, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 701 Commercial Ave, Anacortes, WA 98221. The Real Property tax identification number is 3772-021-010-0004 (P54983).

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

The original note dated August 8, 2007 in the original amount of \$494,505.00 has been reduced to \$274,725.00 as agreed in the SBA 504 Authorization For Debenture Guarantee dated July 24, 2007.

**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 NOVEMBER 30, 2007.**

GRANTOR:

LUEVANOS PROPERTIES, LLC

By:

FELIPE LUEVANOS, Manager of LUEVANOS PROPERTIES, LLC

LENDER:

SKAGIT STATE BANK

x

Laura L. Iles  
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF

Washington

)

COUNTY OF

Skagit

) SS

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On this 7th day of January, 20 08, before me, the undersigned Notary Public, personally appeared FELIPE LUEVANOS, Manager of LUEVANOS PROPERTIES, LLC, and personally known to me or proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By:

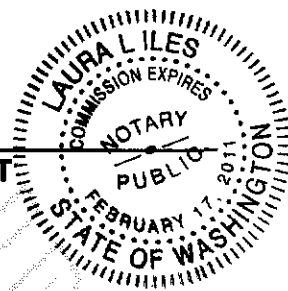
Laura L. Iles  
Notary Public in and for the State of Wa

Residing at

Anacortes

My commission expires

2-17-11



200801090097  
Skagit County Auditor

1/9/2008 Page

2 of

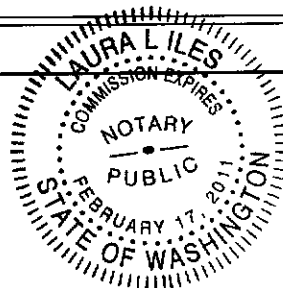
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MODIFICATION OF DEED OF TRUST  
(Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this 7<sup>th</sup> day of January, 20 08, before me, the undersigned Notary Public, personally appeared Kara M. Gonzalez and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, authorized agent for **Skagit State Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Skagit State Bank**, duly authorized by **Skagit State Bank** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **Skagit State Bank**.

By Laura L. Iles  
Notary Public in and for the State of WA

Residing at Anacortes  
My commission expires 2-17-11

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Skagit County Auditor