



200801220131  
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): RUTH T. SEXTON WIFE  
BRUCE R. SEXTON HUSBAND

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: *FTN SW 1/4 SW 1/4 SEC 26 T36N R3E WM*

(Additional legal description on page 2.)  
ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P48293  
REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED: 200403080061

BORROWER	
RUTH T. SEXTON BRUCE R. SEXTON	
13385069	
ADDRESS	
16084 TULIP LN BOW, WA 98232	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 14th day of December 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 February 26, 2004, 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 March 08, 2004 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 sixty five thousand and 00/100 dollars (\$65,000.00), an increase of fifteen thousand and 00/100 dollars (\$15,000.00).

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**



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GRANTOR: RUTH T. SEXTON

*Ruth T. Sexton*

RUTH T. SEXTON

GRANTOR: BRUCE R. SEXTON

*Bruce R. Sexton*

BRUCE R. SEXTON

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:



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BORROWER: RUTH T. SEXTON

*Ruth T. Sexton*  
RUTH T. SEXTON

BORROWER: BRUCE R. SEXTON

*Bruce R. Sexton*  
BRUCE R. SEXTON

BORROWER:

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LENDER:

KeyBank National Association



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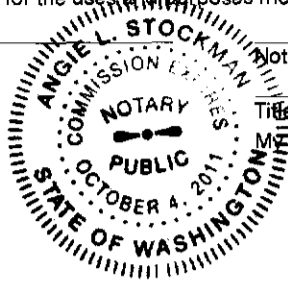
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State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Ruth T. Sexton

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: 12-14-07



Angie L. Stockman  
Notary Public (Print Name)  
Notary  
Title

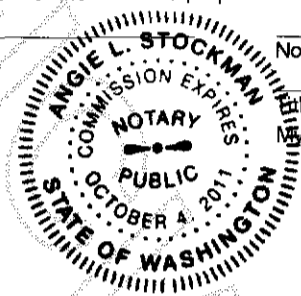
My appointment expires: 10-4-11

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Bruce R. Sexton

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: 12-14-07



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: \_\_\_\_\_



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ACAPS # 072901750310C; ALS # 473101995997

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EXHIBIT A

THE EAST 200 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 39 DEGREES 32 MINUTES EAST 410.8 FEET; THENCE NORTH 89 DEGREES 53 MINUTES EAST 203.36 FEET; THENCE NORTH 0 DEGREES 47 MINUTES WEST 614.33 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE NORTH 0 DEGREES 47 MINUTES WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES WEST 442.88 FEET TO THE CENTERLINE OF THE COLONY ROAD; THENCE SOUTH 14 DEGREES 08 MINUTES EAST 162.23 FEET; THENCE SOUTH 17 DEGREES 03 MINUTES EAST ALONG THE CENTERLINE OF SAID ROAD TO A POINT THAT BEARS SOUTH 88 DEGREES 57 MINUTES WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57 MINUTES EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COLONY ROAD ALONG THE WESTERLY LINE THEREOF.

EXCEPTING FROM ALL OF THE ABOVE, THE SOUTH 100 FEET OF THE WEST 80 FEET THEREOF.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

PTN SW 1/4 SW 1/4 SEC 26 T36N R3E WM

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO BRUCE R.

13385069



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EXHIBIT A  
(continued)

SEXTON AND RUTH T. SEXTON, HUSBAND AND WIFE FROM BURTON WAHLGREN, DON WAHLGREN AND MARVIN WAHLGREN BY DEED DATED MARCH 27, 1990 AND RECORDED APRIL 03, 1990 IN INSTRUMENT NO. 9004030038, PAGE N/A IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

Permanent Parcel Number: P48293  
BRUCE R. SEXTON AND RUTH T. SEXTON, HUSBAND AND WIFE

16084 TULIP LANE, BOW WA 98232  
Loan Reference Number : 24362217/072901750310C  
First American Order No: 13385069  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 SEXTON  
13385069

FIRST AMERICAN LENDERS ADVANTAGE  
MODIFICATION AGREEMENT



When recorded mail to:  
WA FIRST AMERICAN TITLE INSURANCE  
LENDERS ADVANTAGE  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
ATTN: FT1120



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