



200807290092

Skagit County Auditor

7/29/2008 Page

1 of

6 11:49AM

WHEN RECORDED, RETURN TO:  
EQUITY LOAN SERVICES, INC.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

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

GRANTOR(S): REBECCA A. JAMES  
GORDON R. JAMES

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: L: 699 Shelter Bay Div 4: J. 48 pgs 629-631

(Additional legal description on page 6)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P84696

REFERENCE NUMBERS OF DOCUMENTS MODIFIED AND EXTENDED:

BORROWER	
REBECCA A. JAMES GORDON R. JAMES	
38153508	
ADDRESS	
699 WASCO PL LA CONNER, WA 98257	
TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF PROMISSORY NOTE/DEED OF TRUST, dated the 15th day of July 2008, is executed by and between the parties identified above and

KeyBank National Association

4910 Tiedeman Road, Suite B, Brooklyn, OH 44144 ("Lender").

A. On April 19, 2006, 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 May 01, 2006 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 fifty thousand and 00/100 dollars (\$50,000.00) is hereby increased to seventy five thousand and 00/100 dollars (\$75,000.00), an increase of twenty five thousand and 00/100 dollars (\$25,000.00).

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: REBECCA A. JAMES

Rebecca A James  
REBECCA A. JAMES

GRANTOR: GORDON R. JAMES

Gordon R James  
GORDON R. JAMES

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:



BORROWER: REBECCA A. JAMES

Rebecca A James  
REBECCA A. JAMES

BORROWER: GORDON R. JAMES

Gordon R James  
GORDON R. JAMES

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BORROWER:

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BORROWER:

\_\_\_\_\_

LENDER:

KeyBank National Association



State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that REBECCA A JAMES

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: JULY 15, 2008

MICHELLE D. JOHNSON  
Notary Public (Print Name)

Notary  
Title

My appointment expires: 12-20-09

State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that GORDON R. JAMES

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: JULY 15, 2008

MICHELLE D. JOHNSON  
Notary Public (Print Name)

Notary  
Title

My appointment expires: 12-20-09

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: \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_ of \_\_\_\_\_ 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 #: 081961159020C

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200807290092

Skagit County Auditor

7/29/2008 Page

5 of

6 11:49AM

EXHIBIT A

LOT NO. 699, SURVEY OF SHELTER BAY DIVISION NO. 4 AS RECORDED  
JULY 8, 1970 IN OFFICIAL RECORDS OF SKAGIT COUNTY, WASHINGTON  
UNDER AUDITOR'S FILE NO. 740962 VOLUME 48, PAGES 629-631.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ABBRV LEGAL

L 699, SHELTER BAY DIV NO. 4, RECORDED 7/8/70, AUD. FILE  
740962 V. 48 PGS 629-631

Permanent Parcel Number: P84696

GORDON R. JAMES AND REBECCA A. JAMES, A MARRIED COUPLE

699 WASCO PLACE, LA CONNER WA 98257

Loan Reference Number : 30337831/081961159020C

First American Order No: 38153508

Identifier: FIRST AMERICAN LENDERS ADVANTAGE



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