

**RETURN ADDRESS:**

Horizon Bank  
CML % Documentation  
Dept - KZ  
2211 Rimland Dr, Ste 230  
Bellingham, WA 98226



200905280177

Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

**MODIFICATION OF DEED OF TRUST**

m4338

Reference # (if applicable): 200202210008 (CMLG1195)

Additional on page \_\_\_\_

Grantor(s):

1. Hansell/Mitzel, LLC

**ACCOMMODATION RECORDING ONLY**

Grantee(s)

1. Horizon Bank

Legal Description: Lots 14, 27, 28 and Tracts A,B,C,D, PLAT OF NORTH HILL PUD; and Units 33A, 33B, and 34B, NORTH HILL TOWNHOMES, PHASE I, A CONDOMINIUM

Additional on page 2

Assessor's Tax Parcel ID#:

4855 000 014 0000 P122814

4855 000 027 0000 P122827

4855 000 028 0000 P122828

4855 000 033 0000 P126334

4932 000 033 0100 P126335

4932 000 034 0100 P126337

**THIS MODIFICATION OF DEED OF TRUST dated May 15, 2009, is made and executed between Hansell/Mitzel, LLC; A Washington Limited Liability Company ("Grantor") and Horizon Bank, whose address is Skagit Commercial Center, 2211 Rimland Drive, Suite 230, Bellingham, WA 98226 ("Lender").**

**MODIFICATION OF DEED OF TRUST  
(Continued)**

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated February 15, 2002 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded February 21, 2002, recording No. 200202210008.

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

Parcel X:

Lots 14, 27 and 28 PLAT OF NORTH HILL PUD, recorded May 5, 2005 under Skagit County Auditors File No. 200505050094, records of Skagit County, Washington.

Parcel Y:

Units 33A, 33B, & 34B, NORTH HILL TOWNHOMES, PHASE I, A CONDOMINIUM, according to the Declaration thereof, recorded under Auditor's File No. 200706260089, records of Skagit County, Washington.

Parcel Z:

Tracts A,B,C and D, PLAT OF NORTH HILL PUD, recorded May 5, 2005 under Skagit County Auditors File No. 200505050094, records of Skagit County, Washington

Situate in Skagit County, State of Washington.

The Real Property or its address is commonly known as 2701 River Vista Loop, 2503 River Vista Place, 2501 River Vista Court, 2616A, 2616B, 2614A & 2614B River Vista Lane, Mount Vernon, WA 98273. The Real Property tax identification number is

4855 000 014 0000 P122814  
4855 000 027 0000 P122827  
4855 000 028 0000 P122828  
4855 000 033 0000 P126334  
4932 000 033 0100 P126335  
4932 000 034 0100 P126337.

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

In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

**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 MAY 15, 2009.**



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MODIFICATION OF DEED OF TRUST  
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GRANTOR:

HANSELL/MITZEL, LLC

By: [Signature]

Daniel R. Mitzel, Manager of Hansell/Mitzel, LLC

By: [Signature]

Jeffrey D. Hansell, Manager of Hansell/Mitzel, LLC

LENDER:

HORIZON BANK

X [Signature]

Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WA

COUNTY OF Skagit

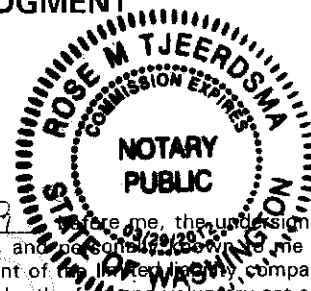
On this 26 day of May, 20 09, before me, the undersigned Notary Public, personally appeared Daniel R. Mitzel, Manager of Hansell/Mitzel, LLC, and he or she proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the Modification 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: [Signature]

Notary Public in and for the State of WA

Residing at Burlington

My commission expires 3/29/2012



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MODIFICATION OF DEED OF TRUST  
(Continued)

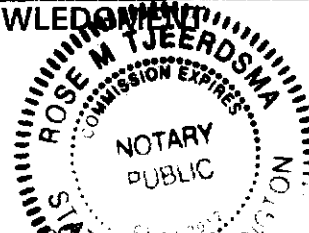
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WA

COUNTY OF Skagit

SS



On this 26 day of May, 2009, before me, the undersigned Notary Public, personally appeared Jeffrey D. Hansell, Manager of Hansell/Mitzel, 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 Rose M. Tjeerdsma

Residing at Burlington

Notary Public in and for the State of WA

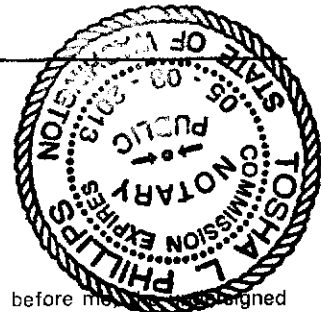
My commission expires 3/29/2012

LENDER ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit

SS



On this 26th day of May, 2009, before me, the undersigned Notary Public, personally appeared Jay Koenigsk and personally known to me or proved to me on the basis of satisfactory evidence to be the officer, authorized agent for Horizon Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Horizon Bank, duly authorized by Horizon 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 Horizon Bank.

By [Signature]

Residing at Alt. Vernon

Notary Public in and for the State of WA

My commission expires 5-9-13



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Skagit County Auditor