



200907070346
Skagit County Auditor

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RETURN ADDRESS:

Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264

LAND TITLE OF SKAGIT COUNTY

13 3839-075

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200705160065

Additional on page _____

Grantor(s):

- 1. SHANNON, JOHN T
- 2. PLATT, PENNY A

Grantee(s)

- 1. PEOPLES BANK

Legal Description: Lot 7, Rancho San Juan Del Mar Div. 11

Additional on page _____

Assessor's Tax Parcel ID#: 3982-000-007-0009 / P68441

THIS MODIFICATION OF DEED OF TRUST dated July 6, 2009, is made and executed between JOHN T SHANNON and PENNY A PLATT, husband and wife, whose address is 12954 SUNSET LANE, ANACORTES, WA 98221 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON HAGGEN, PHONE: (360) 848-1833, 2601 EAST DIVISION STREET, MOUNT VERNON, WA 98273 ("Lender").

UNRECORDED DOCUMENT

MODIFICATION OF DEED OF TRUST

Loan No: 5716395-1

(Continued)

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 10, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

A DEED OF TRUST DATED MAY 10, 2007 AND RECORDED MAY 16, 2007 UNDER AUDITOR'S FILE NO. 200705160065, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

PARCEL "A":

Lot 7, "PLAT OF RANCHO SAN JUAN DEL MAR, SUDB. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided one-twenty-third interest in and to the following described tract of land:

The North 26 feet of Lot 1, as measured on the West side thereof, "PLAT OF RANCHO SAN JUAN DEL MAR, SUDB. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

EXCEPT the North 6 feet thereof.

Situate in the County of Skagit, State of Washington

The Real Property or its address is commonly known as 12954 SUNSET LANE, ANACORTES, WA 98221. The Real Property tax identification number is 3982 000 007 0009.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JULY 6, 2009 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT

INCREASE THE PRINCIPAL AMOUNT FROM \$40,000.00 TO \$100,000.00.

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 JULY 6, 2009.

GRANTOR:

X
JOHN T SHANNON
X
PENNY A PLATT

LENDER:

PEOPLES BANK

X
Authorized Officer



Skagit County Auditor

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UNRECORDED

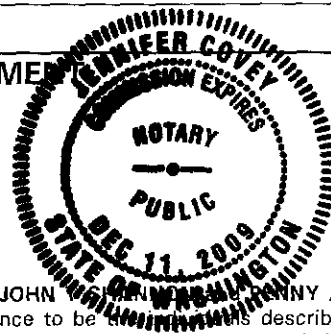
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5716395-1

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this day before me, the undersigned Notary Public, personally appeared JOHN and ANNIE A PLATT, personally known to me or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of July, 2009

By Jennifer Covey Residing at Mount Vernon
Notary Public in and for the State of WA My commission expires Dec. 11, 2009

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ and personally known to me or proved to me on the basis of satisfactory evidence to be the _____, authorized agent for PEOPLES BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PEOPLES BANK, duly authorized by PEOPLES 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 PEOPLES BANK.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

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