

Return Address:

NORTHCOAST CREDIT UNION
1100 DUPONT STREET
BELLINGHAM WA 98225



201002250017

Skagit County Auditor

2/25/2010 Page

1 of

3 9:18AM

128640-S

LAND TITLE OF SKAGIT COUNTY

Document Title(s) (for transactions contained therein):

1. MODIFICATION AGREEMENT

2.

3.

4.

Reference Number(s) of Documents assigned or released:

(on page of documents(s))

200803030130

Grantor(s)

1. JUSTIN BLOVIN

2. CHRISTY BLOVIN

3.

4.

Additional Names on page

of document.

Grantee(s)

1. NORTH COAST CREDIT UNION

2.

3.

4.

Additional Names on page

of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

PTN LOT 11, BLK 3 HAGASORN'S & STEWART'S FIRST ADD TO ANACORTES

Additional legal is on page

of document.

Assessor's Property Tax Parcel/Account Number

P119870

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED RETURN TO:
North Coast Credit Union
1100 DuPont St.
Bellingham, WA 98225

MODIFICATION AGREEMENT

Grantor(s): **JUSTIN BLOUIN AND CHRISTY BLOUIN**

Grantee: **NORTH COAST CREDIT UNION**

Legal Description: **THE WEST 10 FEET OF LOT 11, BLOCK 3, "HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

TOGETHER WITH THE EAST 50 FEET OF VACATED L AVENUE ADJOINING THERETO.

SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON.

Assessors Property Tax Parcel or Account No.: **P119870 3792-003-011-0000**

On or about **February 26, 2008**, Grantor(s) executed and delivered to North Coast Credit Union, as Beneficiary, a Deed of Trust encumbering the real property described above.

This Deed of Trust was recorded on **March 3, 2008**, at **MOUNT VERNON, WASHINGTON** in the records of **SKAGIT** County (Auditor's file number 200803030130). The Deed of Trust secures a promissory note or loan agreement ("Loan Agreement") in the original amount of **\$330,000.00**. The current principal balance owing on the Loan Agreement is **\$321,451.59**.

MODIFICATION. Grantor(s) and Lender hereby modify the Loan Agreement and Deed of Trust as follows:

☐ **Credit Limit Decrease:** NA

☐ **Interest Rate:** NA

☒ **Payment Schedule:** Payments are interest only (\$1,468.00) for six (6) months beginning with the February 1, 2010 payment. Regular monthly Principal and Interest payments will begin August 1, 2010.

☒ **Extension:** New maturity date of loan is June 1, 2038

☐ **Assumption:** The following person(s) or entity(s), referred to below as the "Assuming Party," has assumed and is now liable for the indebtedness and obligations of Trustor under the Deed of Trust.
Name:
Address:

☐ **Other:**



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[X] Fee: Borrower agrees to pay Credit Union a fee of \$279.00 (for recording and title) in exchange for this modification. Borrower hereby authorizes Credit Union to deduct the fee from Borrower(s) share account with Credit Union, unless Borrower pays the fee separately to Credit Union upon signing this Modification Agreement.

CONTINUING VALIDITY. Except as previously modified above, the terms of the original Deed of Trust and Loan Agreement 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 and the Loan Agreement as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Loan Agreement. 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 Loan Agreement, 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.

FORBEARANCE/ NO WAIVER OF DEFAULT. The parties agree that this Modification Agreement is made following a default in performance by Borrower, on February 18, 2010 (the Default) and that the execution of this Forbearance Agreement does not constitute a cure of the Default, but is a conditional forbearance whereby Lender agrees not to pursue its remedies based on the Default so long as the terms of the Modification are fulfilled. Upon the breach by Borrower of any term or provision of this Modification Agreement, this Agreement will be immediately terminated, and Lender will be free to pursue its remedies under the Loan Documents based upon the Default.

DATED this 18th of February 2010

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION AGREEMENT AND GRANTOR AGREES TO ITS TERMS.

Oral agreements or oral commitments to loan money, extend credit, or to forbear from enforcing repayment of a debt are not enforceable under Washington law.

GRANTORS:

Christy M. Blouin

GRANTEE: NORTH COAST CREDIT UNION

By: David B. Smith
Title: SVP

STATE OF WASHINGTON
County of Skagit

On this 18th day of February, 2010, before me, a Notary Public in and for said state, personally appeared Justin & Christy Blouin known to me to be the person who executed the Modification Agreement and acknowledged to me that they executed the same for the purposes therein stated.

Debra Wilson
Notary Public for 07-03-2012 NCU
My Commission Expires: 08/04 07-03-2012



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