



201003020043

Skagit County Auditor

RETURN ADDRESS:

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

3/2/2010 Page

1 of

3 1:23PM

GUARDIAN NORTHWEST TITLE CO.
MODIFICATION OF DEED OF TRUST 98851-3

Reference # (if applicable): DT#200705030120

Additional on page _____

Grantor(s):

1. SABIN, RICHARD M
2. SABIN, GAYLE A

Grantee(s)

1. PEOPLES BANK

Legal Description: Lot 191, REVISED MAP OF SHELTER BAY DIV. 2

Additional on page _____

Assessor's Tax Parcel ID#: 5100-002-191-0000 P6439

THIS MODIFICATION OF DEED OF TRUST dated February 1, 2010, is made and executed between RICHARD M SABIN and GAYLE A SABIN, husband and wife, whose address is 191 Suquamish Way, La Conner, WA 98257 ("Grantor") and PEOPLES BANK, whose address is ANACORTES OFFICE, 911 11th STREET, ANACORTES, WA 98221 ("Lender").

MODIFICATION OF DEED OF TRUST

(Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 27, 2009 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED APRIL 27, 2007 AND RECORDED MAY 3, 2007 UNDER AUDITOR'S FILE NO. 200705030120 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:

Lot 191, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 42 of Official Records, pages 833 through 838, records of Skagit County, Washington;

TOGETHER WITH the following described parcel:

Beginning at the Southwest corner of Lot 191;
Thence South 9 degrees 00'00" East to the intersection with the line of mean high tide;
Thence Easterly, along the line of mean high tide to the intersection with a line projected South 9 degrees 00'00" East from the Southeast corner of Lot 191;
Thence North 0 degrees 00'00" West to the Southeast corner of Lot 191;
Thence South 81 degrees 00'00" West, a distance of 80.00 feet to the point of beginning.

Situated in Skagit County, Washington

The Real Property or its address is commonly known as 191 Squamish Way, La Conner, WA 98257. The Real Property tax identification number is 5100-002-191-0000 P6439.

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

CHANGE THE PRINCIPAL AMOUNT FROM \$200,000.00 TO \$121,000.00.

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 endorses 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 FEBRUARY 1, 2010.

GRANTOR:

RICHARD M SABIN

GAYLE A SABIN

LENDER:

PEOPLES BANK

Authorized Officer

201003020043
Skagit County Auditor
3/2/2010 Page 2 of 3 1:23PM

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5714532-1

Page 3

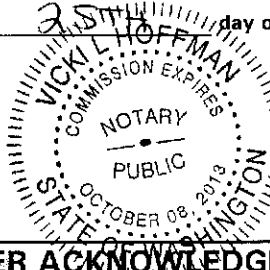
INDIVIDUAL ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF SKAGIT)

On this day before me, the undersigned Notary Public, personally appeared **RICHARD M SABIN and GAYLE A SABIN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals 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 25th day of FEB, 2010

By Richard Hoffman
Notary Public in and for the State of WA



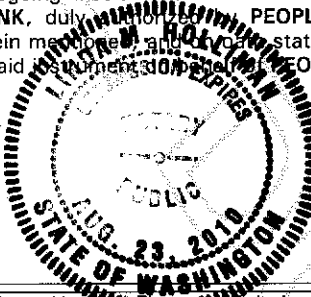
Residing at ANACORTES
My commission expires 10-8-13

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 1st day of February, 20 10, before me, the undersigned Notary Public, personally appeared Madeleine Rove Cook and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, 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 Madeleine Rove Cook 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 Erica M Holloman
Notary Public in and for the State of WA



Residing at Lakewood
My commission expires 8-23-2010



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Skagit County Auditor