

RETURN ADDRESS:
THE COMMERCE BANK OF
WASHINGTON, N.A.
601 UNION STREET,
SUITE 3600
SEATTLE, WA 98101



201006180133
Skagit County Auditor

6/18/2010 Page 1 of 5 1:42PM

136676-55

LAND TITLE OF SKAGIT COUNTY

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 201004090067

Additional on page ____

Grantor(s):

1. MARY M. O. LAM AND SARAH K. O. CRAM, CO-TRUSTEES OF MAURICE PATRICK O'LEARY RESIDUARY TRUST DATED 3/13/90

Grantee(s)

1. THE COMMERCE BANK OF WASHINGTON, N.A.

Legal Description: TR A LACONNER SP #LC-86-1 & PTN LOT 1, BLK. B, CALHOUN'S.

Additional on page 2

Assessor's Tax Parcel ID#: 4124-018-001-0103 (P74193) AND 4124-018-001-0301 (P74195)

THIS MODIFICATION OF DEED OF TRUST dated June 14, 2010, is made and executed between MARY M. O. LAM and SARAH K. O. CRAM, not personally but as Co-Trustees on behalf of MAURICE PATRICK O'LEARY RESIDUARY TRUST UW DTD 3/13/90, whose address is 15244 SNEE-OOSH ROAD, LA CONNER, WA 98257 ("Grantor") and THE COMMERCE BANK OF WASHINGTON, N.A., whose address is 601 UNION STREET, SUITE 3600, SEATTLE, WA 98101 ("Lender").

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

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 5, 2010 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED ON April 9, 2010 UNDER AUDITOR'S FILE NO. 201004090067.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 312 & 316 NORTH 3RD STREET, LACONNER, WA 98257. The Real Property tax identification number is 4124-018-001-0103 (P74193) AND 4124-018-001-0301 (P74195).

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

THE PRINCIPAL AMOUNT OF THE NOTE IS INCREASED BY AN ADDITIONAL \$75,000.00.

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.

COUNTERPARTS. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute but one and the same instrument.

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 JUNE 14, 2010.

GRANTOR:

MAURICE PATRICK O'LEARY RESIDUARY TRUST UW DTD 3/13/90

By: *Mary M. O. Lam*
MARY M. O. LAM, Co-Trustee of MAURICE PATRICK O'LEARY
RESIDUARY TRUST UW DTD 3/13/90

By: *Sarah K. O. Cram*
SARAH K. O. CRAM, Co-Trustee of MAURICE PATRICK O'LEARY
RESIDUARY TRUST UW DTD 3/13/90

LENDER:

THE COMMERCE BANK OF WASHINGTON, N.A.

x *Lynda Lee House*
Authorized Officer



201006180133
Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

TRUST ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

RANDALL CLARK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 30, 2012

On this 16th day of June, 20 10, before me, the undersigned Notary Public, personally appeared **MARY M. O. LAM, Co-Trustee of MAURICE PATRICK O'LEARY RESIDUARY TRUST UW DTD 3/13/90**, and personally known to me or proved to me on the basis of satisfactory evidence to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Randall Clark Residing at Burlington
Notary Public in and for the State of WA My commission expires 4-30-2012

TRUST ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

RANDALL CLARK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 30, 2012

On this 16th day of June, 20 10, before me, the undersigned Notary Public, personally appeared **SARAH K. O. CRAM, Co-Trustee of MAURICE PATRICK O'LEARY RESIDUARY TRUST UW DTD 3/13/90**, and personally known to me or proved to me on the basis of satisfactory evidence to be an authorized trustee or agent of the trust that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Randall Clark Residing at Burlington
Notary Public in and for the State of WA My commission expires 4-30-2012



201006180133
Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

Notary Public
State of Washington
FRANCES C TOMPKINS
MY COMMISSION EXPIRES
August 6, 2012

On this 17 day of June, 2010, before me, the undersigned Notary Public, personally appeared Lynnda Lee Lunde and personally known to me or proved to me on the basis of satisfactory evidence to be the authorized Signer authorized agent for **THE COMMERCE BANK OF WASHINGTON, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **THE COMMERCE BANK OF WASHINGTON, N.A.**, duly authorized by **THE COMMERCE BANK OF WASHINGTON, N.A.** 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 **THE COMMERCE BANK OF WASHINGTON, N.A.**

By Frances C Tompkins Residing at Seattle
Notary Public in and for the State of WA My commission expires 8/6/2012



201006180133
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EXHIBIT "A"

PARCEL "A":

The South 100 feet of the North 200 feet of Lot 1, Block B, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

Tract "A", LaConner Short Plat No. LC-86-1, approved May 19, 1986 and recorded May 23, 1986, in Volume 7 of Short Plats, page 89, under Auditor's File No. 8605230038, records of Skagit County, Washington; being a portion of Lot 1, Block B, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.



201006180133
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6/18/2010 Page

5 of

5 1:42PM