



201007120085
Skagit County Auditor

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RETURN ADDRESS:

Skagit State Bank
Main Office
301 E. Fairhaven Ave
P O Box 285
Burlington, WA 98233

Land Title Co.

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 135419-OS *201001130016*

Additional on page ____

Grantor(s):

1. GURNO, CLEMENT W

Grantee(s)

1. Skagit State Bank

Legal Description: (A) Ptn SE 1/4 NE 1/4, 25-36-4 E W.M.; (B) Ptn NE 1/4 NE 1/4, 25-36-4 E W.M.

Additional on page ____

Assessor's Tax Parcel ID#: 360425-1-002-0001 (P49915) and 360425-1-010-0001 (P49925)



* DEED%#####%#####%07-06-2010*

THIS MODIFICATION OF DEED OF TRUST dated July 6, 2010, is made and executed between CLEMENT W GURNO, a single man as his separate property, whose address is 4288 STATE ROUTE 9, SEDRO WOOLLEY, WA 98284-9218 ("Grantor") and Skagit State Bank, whose address is Main Office, 301 E. Fairhaven Ave, P O Box 285, Burlington, WA 98233 ("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 January 8, 2010 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Deed of Trust dated January 8, 2010 and recorded January 13, 2010 under Auditor's File Number 201001130016.

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

See Schedule A-1, 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 4288 STATE ROUTE 9, SEDRO WOOLLEY, WA 982849218. The Real Property tax identification number is 360425-1-002-0001 (P49915) and 360425-1-010-0001 (P49925).

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

The original Credit Agreement and Disclosure with the above Deed of Trust dated January 8, 2010 in the original amount of \$58,000.00, executed by Clement W Gurno, is being modified to secure a Promissory Note dated July 6, 2010 with the same borrower.

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, 2010.

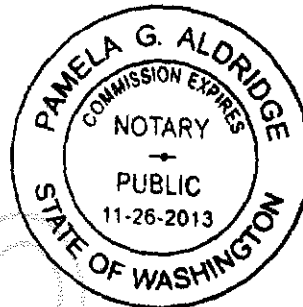
GRANTOR:

Clement W. Gurno
CLEMENT W GURNO

LENDER:

SKAGIT STATE BANK

x Doris V. McBratney
Authorized Officer



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this day before me, the undersigned Notary Public, personally appeared **CLEMENT W GURNO**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of July, 2010

By Pamela G. Aldridge
Notary Public in and for the State of Washington

Residing at Sedro Woolley
My commission expires 11-26-13



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DESCRIPTION:

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 36 North, Range 4 East, W.M., lying within the following boundaries:

Beginning at a point on the West line of the Sedro-Woolley-Wickersham Highway which point is 1,105.6 feet North of the South line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West to the East boundary of the Northern Pacific Railway right of way;
thence North along said East boundary 226.8 feet, more or less, to the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East along said North line to the West line of said Highway;
thence South along said West line 226.8 feet, more or less, to the point of beginning.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 36 North, Range 4 East, W.M., lying within the following described boundaries:

Beginning at the intersection of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ with the West line of the Sedro-Woolley-Wickersham Highway;
thence North along said West line 169.2 feet;
thence West to East line of the Northern Pacific Railway right of way;
thence South along right of way to the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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MODIFICATION OF DEED OF TRUST
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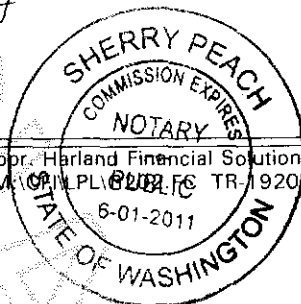
LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 7th day of July, 20 10, before me, the undersigned Notary Public, personally appeared Doris N. Bennett and personally known to me or proved to me on the basis of satisfactory evidence to be the ES, authorized agent for **Skagit State Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Skagit State Bank**, duly authorized by **Skagit State 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 **Skagit State Bank**.

By Sherry Peach
Notary Public in and for the State of WA

Residing at Burlington
My commission expires 6-1-11



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WA MICROLPL 0001 FC TR-19208 PR-31



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