



201008160105
Skagit County Auditor

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RETURN ADDRESS:

Whidbey Island Bank
CL SNOHOMISH
321 SE PIONEER WAY
P.O. BOX 1589
OAK HARBOR, WA
98277

Chicago Title Co.

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 620007437-SM

Additional on page _____

Grantor(s):

- 1. MAURER ENTERPRISE INC.

Grantee(s)

- 1. Whidbey Island Bank

Legal Description: PTN. SE SW, 3-34-2

Additional on page 2

Assessor's Tax Parcel ID#: 340203-3-020-0005

DT #201001210031

THIS MODIFICATION OF DEED OF TRUST dated January 14, 2010, is made and executed between MAURER ENTERPRISE INC., a Washington corporation ("Grantor") and Whidbey Island Bank, whose address is CL SNOHOMISH, 321 SE PIONEER WAY, P.O. BOX 1589, OAK HARBOR, WA 98277 ("Lender").

UNRECORDED DOCUMENT

MODIFICATION OF DEED OF TRUST

(Continued)

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated January 14, 2010 (the "Deed of Trust").
REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in SKAGIT County, State of Washington:

PARCEL A:
THE NORTH HALF, EXCEPT THE NORTH 55 FEET OF THE FOLLOWING DESCRIBE TRACT:
THE WEST 165 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE NORTH 40 FEET THEREOF;
ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 12, 1934, UNDER AUDITOR'S FILE NO. 260772, RECORDS OF SKAGIT COUNTY, WASHINGTON;
ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MARCH 31, 1998 UNDER AUDITOR'S FILE NO. 9803310111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:
THAT CERTAIN TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO RONALD CLOSSON BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 8106290044, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 1°06'09" WEST ALONG THE EAST LINE OF SAID CLOSSON TRACT 55.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 1°06'09" WEST ALONG SAID EAST LINE, 228.33 FEET TO THE SOUTHEAST CORNER OF SAID CLOSSON TRACT;
THENCE NORTH 89°55'37" EAST, 39.75 FEET;
THENCE NORTH 1°06'09" EAST PARALLEL WITH THE EAST LINE OF SAID CLOSSON TRACT, 228.43 FEET;
THENCE SOUTH 89°46'49" WEST 39.75 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.
The Real Property or its address is commonly known as 12789 RESERVATION ROAD, ANACORTES, WA 98221. The Real Property tax identification number is 340203-3-020-0005.
MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

RESTATE LEGAL DESCRIPTION AS FOLLOWS:
PARCEL A:
THE NORTH HALF, EXCEPT THE NORTH 55 FEET OF THE FOLLOWING DESCRIBE TRACT:
THE WEST 165 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE NORTH 40 FEET THEREOF;
ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 12, 1934, UNDER AUDITOR'S FILE NO. 260772, RECORDS OF SKAGIT COUNTY, WASHINGTON;
ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MARCH 31, 1998 UNDER AUDITOR'S FILE NO. 9803310111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:
THAT CERTAIN TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO RONALD CLOSSON BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 8106290044, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 1°06'09" WEST ALONG THE EAST LINE OF SAID CLOSSON TRACT 55.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 1°06'09" WEST ALONG SAID EAST LINE, 228.33 FEET TO THE SOUTHEAST CORNER OF SAID CLOSSON TRACT;
THENCE NORTH 89°55'37" EAST, 39.75 FEET;
THENCE NORTH 1°06'09" EAST PARALLEL WITH THE EAST LINE OF SAID CLOSSON TRACT, 228.43 FEET;
THENCE SOUTH 89°46'49" WEST 39.75 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.
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 makers, 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 JANUARY 14, 2010.

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Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

GRANTOR:

MAURER ENTERPRISE INC

By: [Signature]
DAVID J MAURER, President of MAURER ENTERPRISE INC.

LENDER:

WHIDBEY ISLAND BANK

X [Signature]
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

On this 12 day of August, 20 10, before me, the undersigned Notary Public, personally appeared DAVID J MAURER, President of MAURER ENTERPRISE INC., and personally known to me or proved to me on the basis of satisfactory evidence to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By [Signature] Residing at Shohomish
Notary Public in and for the state of Washington My commission expires 3/19/11

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 **Whidbey Island Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Whidbey Island Bank**, duly authorized by **Whidbey Island 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 **Whidbey Island Bank**.

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

