



201012020064

Skagit County Auditor

12/2/2010 Page 1 of 3 3:15PM

RETURN ADDRESS:  
Washington Federal  
Savings  
Commercial Loan Servicing  
520 Pike Street, Floor 24  
Seattle, WA 98101

DT# 200203130068

GUARDIAN NORTHWEST TITLE CO.

**MODIFICATION OF DEED OF TRUST**

68254

Reference # (if applicable): 367270-6

Additional on page \_\_\_\_

Grantor(s):

- 1. Piazza, John J.
- 2. Piazza, Dorothy Ann

Grantee(s)

- 1. Washington Federal Savings

Legal Description: Section 8, Township 34, Range 4; Ptn. SW-NW

Additional on page \_\_\_\_

Assessor's Tax Parcel ID#: 340408-2-018-0103 (P24266)

**THIS MODIFICATION OF DEED OF TRUST dated December 2, 2010, is made and executed between John J. Piazza, a single man, whose address is 120 East George Hopper Road, Suite 200, Burlington, WA 98233 and Dorothy Ann Piazza, a single woman, whose address is 120 East George Hopper Road, Suite 200, Burlington, WA 98233 ("Grantor") and Washington Federal Savings, whose address is 520 Pike Street, Seattle, WA 98101 ("Lender").**

UNRECORDED  
DOCUMENT

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

Loan No: 367270-6

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

Recording No. 200203130068, Recorded on March 13, 2002.

**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 120 East George Hopper Road, Burlington, WA 98233. The Real Property tax identification number is 340408-2-018-0103 (P24266).

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

Principal increase in the amount of **\$130,000.00**, for a total principal amount of One Million Seven Hundred Eighteen Thousand, Five Hundred Eighty-Eight & 01/100 Dollars (\$1,718,588.01), as reflected by a Change in Terms Agreement dated November 29, 2010.

**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 DECEMBER 2, 2010.**

**GRANTOR:**

X [Signature]  
John J. Piazza

X [Signature]  
Dorothy Ann Piazza

**LENDER:**

**WASHINGTON FEDERAL SAVINGS**

X [Signature]  
John Volz, Vice President

**INDIVIDUAL ACKNOWLEDGMENT**

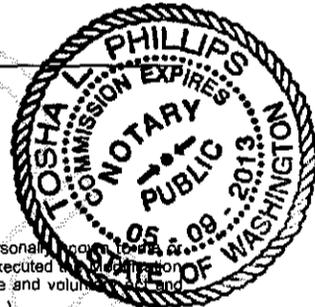
STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared John J. Piazza, 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 2nd day of December, 2010

By [Signature]  
Notary Public in and for the State of WA

Residing at 114 Vernon  
My commission expires 5-9-13



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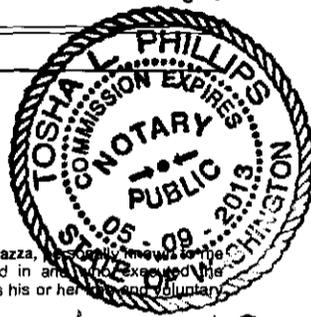
MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 367270-6

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this day before me, the undersigned Notary Public, personally appeared Dorothy Ann Piazza, 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.

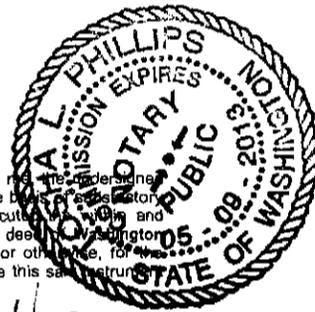
Given under my hand and official seal this 2nd day of December 2010

By [Signature]  
Notary Public in and for the State of WA

Residing at Mt. Vernon  
My commission expires 5-9-13

LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this 2nd day of December 2010, before me, the undersigned Notary Public, personally appeared John Voth and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, authorized agent for Washington Federal Savings that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Washington Federal Savings, duly authorized by Washington Federal Savings through its board of directors or other officer, 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 Washington Federal Savings.

By [Signature]  
Notary Public in and for the State of WA

Residing at Mt. Vernon  
My commission expires 5-9-13



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