



201012020065
Skagit County Auditor

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

GUARDIAN NORTHWEST TITLE CO.

DT # 20080514DD43

100930

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 367270-6

Additional on page ____

Grantor(s):

1. Piazza Holdings, LLC

Grantee(s)

1. Washington Federal Savings

Legal Description: Tract 1 and 3, MV-BSP#MV-1-91

Additional on page ____

Assessor's Tax Parcel ID#: 8007-000-001-0000 (P26220) as to Stewart Road; and
8007-000-003-0002 (P99037) as to Market Street

THIS MODIFICATION OF DEED OF TRUST dated December 2, 2010, is made and executed between Piazza Holdings, LLC, a Washington Limited Liability Company, whose address is 120 East George Hopper Road, Burlington, WA 98233 ("Grantor") and Washington Federal Savings, whose address is 520 Pike Street, Seattle, WA 98101 ("Lender").

MODIFICATION OF DEED OF TRUST (Continued)

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: 200805140043, Recorded on March 14, 2008.

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 224 Stewart Road and 2301 Market Street, Mount Vernon, WA 98273. The Real Property tax identification number is 8007-000-001-0000 (P26220) as to Stewart Road; and 8007-000-003-0002 (P99037) as to Market Street.

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

The grantor is hereby changed from John J. Piazza and Dorothy Ann Piazza to Piazza Holdings, LLC, a Washington Limited Liability Company.

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 document may be signed in any number of counterparts, which, when delivered in the original to Lender, shall together constitute one original document.

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:

PIAZZA HOLDINGS, LLC

By: John J. Piazza, Member of Piazza Holdings, LLC

By: Dorothy Ann Piazza, Member of Piazza Holdings, LLC

LENDER:

WASHINGTON FEDERAL SAVINGS

X John Voth, Vice President

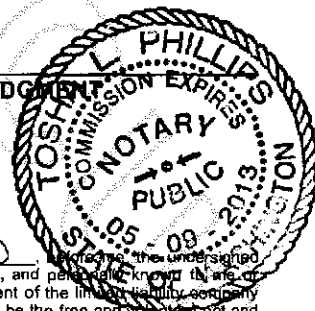
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 2nd day of December, 2010, the undersigned Notary Public, personally appeared John J. Piazza, Member of Piazza Holdings, LLC, and personally known to me, proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By: John J. Piazza
Notary Public in and for the State of WA

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



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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 367270-6

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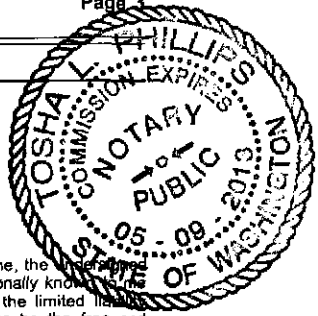
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 2nd day of December, 2010, before me, the undersigned Notary Public, personally appeared Dorothy Ann Piazza, Member of Piazza Holdings, LLC, and personally known to me or proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

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

Residing at Mt. Vernon
My commission expires 8-9-13



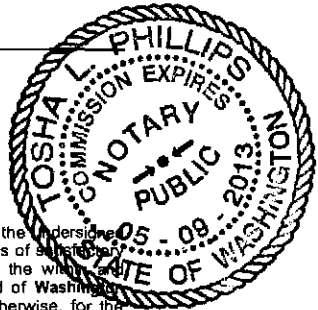
LENDER ACKNOWLEDGMENT

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 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 Washington Federal Savings.

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

Residing at Mt. Vernon
My commission expires 8-9-13



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