

RETURN ADDRESS:

Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264



201103280111
Skagit County Auditor

3/28/2011 Page 1 of 3 3:24PM

GUARDIAN NORTHWEST TITLE CO.

MODIFICATION OF DEED OF TRUST A101377-4

Reference # (if applicable): 200807170079

Additional on page _____

Grantor(s):

1. MILLER, LYNN B
2. JEFFREY, JO M

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn Gov. Lot 3, 3-33-2 E W.M. Aka Ptn Trs. 10 & 11, Unrecorded Doc. Joe Waterfront Trs. Div. 2

Additional on page 2

Assessor's Tax Parcel ID#: 5102-000-010-0000 L106669

THIS MODIFICATION OF DEED OF TRUST dated February 22, 2011, is made and executed between LYNN B MILLER AND JO M JEFFREY, WHO ALSO APPEARS OF RECORD AS BO MILLER AND JO JEFFREY, HUSBAND AND WIFE, WHOSE ADDRESS IS 9970 PULL AND BE DAMNED ROAD, LA CONNER, WA 98257 ("Grantor") and PEOPLES BANK, whose address is ANACORTES OFFICE, 911 11th STREET, ANACORTES, WA 98221 ("Lender").

MODIFICATION OF DEED OF TRUST

(Continued)

Loan No: 5714780-1

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated July 15, 2008 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED JULY 15, 2008 AND RECORDED JULY 17, 2008 UNDER AUDITOR'S FILE NO. 200807170079 RECORDS OF SKAGIT COUNTY, WASHINGTON

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

A leasehold interest in the following described property:
That portion of Tracts 10 and 11 of the unrecorded plat of "Doctor Joe Waterfront Tracts, Division No. 2", lying within boundaries of Government Lot 3 in Section 3, Township 33 North, Range 2 East W.M., and more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 3;
thence South 0 degrees 08' East along the East line of said Section, 172.24 feet, more or less, to a pipe in the middle of a road;
thence South 58 degrees 30' West along the center of said road, 527.22 feet;
thence South 31 degrees 30' East 20 feet to the Southeast line of said road;
thence South 58 degrees 30' East along the Southeast line of said road, 361 feet to the true point of beginning;
thence North 58 degrees 30' East along the Southeast line of said road, 153.97 feet, more or less, to the East line of said Government Lot 3;
thence South 0 degrees 08' West along the East line of said Government Lot 3 a distance of 165 feet, more or less, to the top of a rock bluff;
thence Westerly along the top of the bluff to a point which lies South 31 degrees 30' East from the true point of beginning;
thence North 31 degrees 30' West, 107.30 feet to the true point of beginning;
all as shown on the map on file with the U.S. Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, of the unrecorded plat of "Doctor Joe Waterfront Tracts, Division No. 2".

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 9970 Pull and Be Damned Road, La Conner, WA 98257. The Real Property tax identification number is 5102-000-010-0000 L106669.

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

LOWER THE CREDIT LIMIT AMOUNT FROM \$262,000.00 TO \$249,999.00.

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.

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 FEBRUARY 22, 2011.

GRANTOR:

X Lynn B Miller
LYNN B MILLER

X Joe M Jeffrey
JOE M JEFFREY

LENDER:

PEOPLES BANK
X Michael J. [Signature]
Authorized Officer



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MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5714780-1

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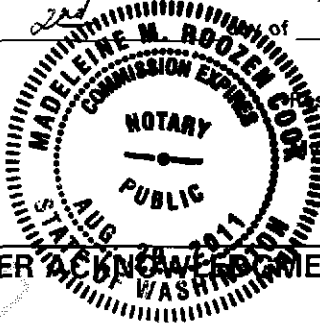
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this day before me, the undersigned Notary Public, personally appeared LYNN B MILLER and JO M JEFFREY, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of March, 20 11

By Madeline M. Roosen Cook Residing at Lalonde
Notary Public in and for the State of WA commission expires 8-29-11

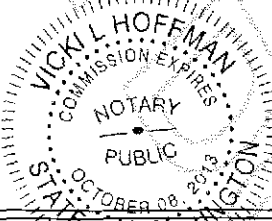


LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 2nd day of March, 20 11, before me, the undersigned Notary Public, personally appeared Madeline Roosen Cook and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, authorized agent for **PEOPLES BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PEOPLES BANK**, duly authorized by **PEOPLES 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 **PEOPLES BANK**.

By Vicki L Hoffman Residing at ANACORTES
Notary Public in and for the State of WA My commission expires 10-8-13



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