



201105030023

Skagit County Auditor

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4 9:10AM

**RETURN ADDRESS:**

CHINATRUST BANK [USA]  
638 South Atlantic  
Boulevard  
Monterey Park, CA 91754

LAND TITLE OF SKAGIT COUNTY  
127636-F

**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 200710190005

Additional on page \_\_\_\_

Grantor(s):

1. QUEEN'S PLATE DEVELOPMENT, INC.

Grantee(s)

1. CHINATRUST BANK (U.S.A.)

Legal Description: PLEASE SEE EXHIBIT "A"

Additional on page \_\_\_\_

Assessor's Tax Parcel ID#: P 108344

THIS MODIFICATION OF DEED OF TRUST dated 02-28-2011, is made and executed between QUEEN'S PLATE DEVELOPMENT, INC., A WASHINGTON CORPORATION, whose address is 310-360 CASCADE PLACE, #314, BURLINGTON, WA 98233 ("Grantor") and CHINATRUST BANK (U.S.A.), whose address is CORPORATE LENDING 193, 19620 STEVENS CREEK BOULEVARD, CUPERTINO, CA 95014 ("Lender").

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

Loan No: 3171600000

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated October 17, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

**RECORDED ON OCTOBER 19, 2007, AS INSTRUMENT NO. 200710190005, IN THE OFFICIAL RECORDS.**

**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 320, 330, 340 & 360 CASCADE PLACE, BURLINGTON, WA 98233. The Real Property tax identification number is P 108344.

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

**THE WORD "NOTE" MEANS THE ORIGINAL NOTE DATED 10-17-2007 AS AMENDED BY CHANGE IN TERMS AGREEMENT DATED 02-28-2011, IN THE PRINCIPAL AMOUNT OF \$9,846,472.45 FROM TRUSTOR TO LENDER, TOGETHER WITH ALL RENEWALS, MODIFICATIONS, REFINANCINGS AND SUBSTITUTIONS FOR THE NOTE. NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**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 02-28-2011.**

**GRANTOR:**

**QUEEN'S PLATE DEVELOPMENT, INC.**

By: John Rusin by John Rusin as his attorney-in-fact.  
JOHN RUSIN, President of QUEEN'S PLATE DEVELOPMENT, INC.

**LENDER:**

**CHINATRUST BANK (U.S.A.)**

X [Signature]  
Authorized Officer Jonathan Lu, EVP



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MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 3171600000

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CORPORATE ACKNOWLEDGMENT

STATE OF WA

COUNTY OF WHITCOMB

On this 14th day of APRIL, 20 11, before me, the undersigned Notary Public, personally appeared JOHN RUSIN, Attorney in Fact for PLATE DEVELOPMENT, 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]  
Notary Public in and for the State of WA

Residing at 4251 MURKIN ST  
My commission expires 9/13/11

LENDER ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 21st day of APRIL, 20 11, before me, the undersigned Notary Public, personally appeared JONA THAN LU and personally known to me or proved to me on the basis of satisfactory evidence to be the OFFICER, authorized agent for CHINATRUST BANK (U.S.A.) that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of CHINATRUST BANK (U.S.A.), duly authorized by CHINATRUST BANK (U.S.A.) 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 CHINATRUST BANK (U.S.A.).

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

Residing at 9704 E. ROSECRANS AVE  
My commission expires 12-02-11

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Units 101-108, 201-208, 301-308, Building No. 1;  
Units 109-116, 209-216, 309-316, Building No. 2;  
Units 117-124, 217-224, 317-324, Building No. 3;  
Units 125-132, 225-232, 325-332, Building No. 4;  
Units 133 and 234, Building No. 5;  
And all common elements, "CASCADE ESTATES CONDOMINIUM," as per Survey Map and Plans  
recorded June 11, 2007, under Auditor's File No. 200706110218; and as described in that certain  
Condominium Declaration recorded June 11, 2007 under Auditor's File No. 200706110219;

Situate in the City of Burlington, County of Skagit, State of Washington.



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