

**POOR ORIGINAL**



201112140060

Skagit County Auditor

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**RETURN ADDRESS:**

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

**CHICAGO TITLE CO.**

020014468

**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 200702270084

Additional on page \_\_\_\_\_

Grantor(s):

1. ESPINOZA, KELLY

Grantee(s)

1. PEOPLES BANK

Legal Description: Lot(s): TRACT 41 SKAGIT COUNTY SHORT PLAT NO. 108-76

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Assessor's Tax Parcel ID#: 360405-1-003-2802 P48908

THIS MODIFICATION OF DEED OF TRUST dated December 9, 2011, is made and executed between KELLY ESPINOZA, WHO APPEARS OF RECORDS AS KELLY TOMLIN, WHO ACQUIRED TITLE AS KELLY SHIELDS, AS HER SEPARATE ESTATE, whose address is 622 SILVER CREEK PLACE, SEDRO WOOLLEY, WA 98284 ("Grantor") and PEOPLES BANK, whose address is BARKLEY FINANCIAL CENTER, 3100 WOBURN ST, BELLINGHAM, WA 98226 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5717368-1

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 22, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

A DEED OF TRUST DATED FEBRUARY 22, 2007 AND RECORDED FEBRUARY 27, 2007 UNDER AUDITOR'S FILE NO. 200702270084 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:

Tract 41 of SKAGIT COUNTY SHORT PLAT NO. 108-76, being that certain 5 acre parcel subdivision entitled Silver Creek Ranch, Division No. 2, located in Sections 4 and 5, Township 36 North, Range 4 East of the Williamette Meridian, approved November 23, 1976 and recorded November 23, 1976, under Auditor's File No. 846420, records of Skagit County, Washington, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land primarily 60 feet in width, delineated on the face of said Short Plat No. 108-76, as said Short Plat is set forth above and as set forth on the face of Short Plat No. 108-76, approved June 14, 1976 and recorded June 29, 1976, under Auditor's File No. 838023, records of Skagit County, Washington, in Volume 1 of Short Plats, page 142, records of Skagit County, Washington, sometimes referred to as Silver Creek Drive.

Situated in Skagit County, Washington  
The Real Property or its address, as commonly known as 622 SILVER CREEK PLACE, SEDRO WOOLLEY, WA 98284. The Real Property tax identification number is 360405-1-003-2802 P48908.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:  
THE WORD "PEOPLES EQUITYONE NOTE" MEANS THE CREDIT LIMIT NOTE DATED DECEMBER 9, 2011 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.  
DECREASE THE CREDIT LIMIT AMOUNT FROM \$56,374.58 TO \$17,300.00.

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 DECEMBER 9, 2011.

GRANTOR:

X Kelly Espinoza  
KELLY ESPINOZA

Randy Espinoza  
RANDY ESPINOZA in acknowledgement

LENDER:

PEOPLES BANK

X \_\_\_\_\_  
Authorized Officer



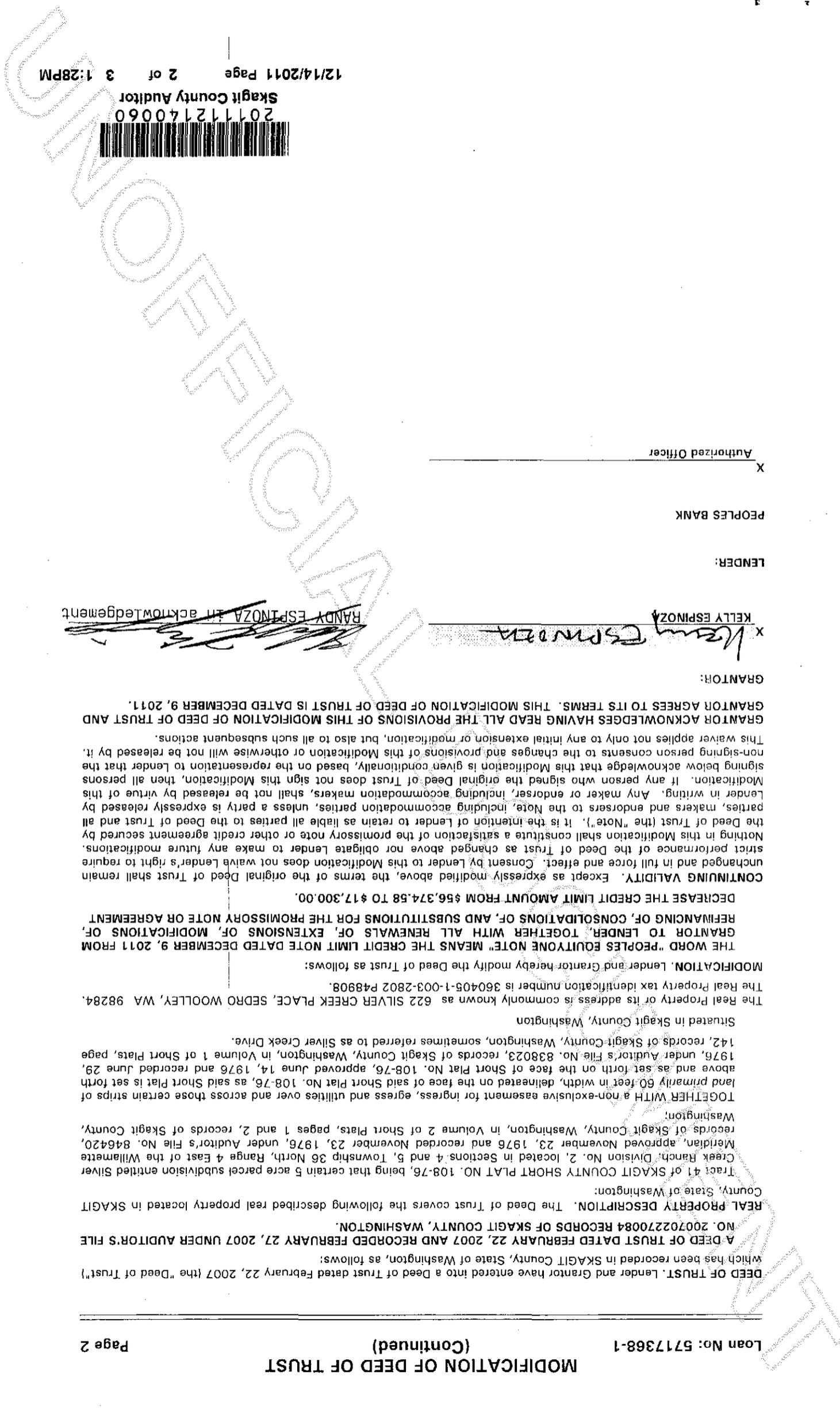
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MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

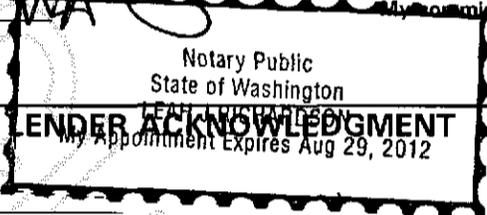
STATE OF Washington )  
 ) SS  
COUNTY OF Whatcom )

AND RANDY ESPINOZA

On this day before me, the undersigned Notary Public, personally appeared **KELLY ESPINOZA**, 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 4th day of December, 20 11

By [Signature] Residing at Bellingham  
Notary Public in and for the State of WA My commission expires 8-29-2012



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 **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 \_\_\_\_\_ Residing at \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_ My commission expires \_\_\_\_\_

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