Skagit County Auditor

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3:47PM

RETURN ADDRESS: Skaglt State Bank Main Office 301 E. Fairhaven Ave P O Box 285 **Burlington, WA 98233**

141541-0

* re-recorded to correct

1143

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200802080121

Grantor(s):

Additional on page

- 1. IRVING CONSTRUCTION CORPORATION
- 2. IRVING, W SCOTT
- 3. THAUT-IRVING, ROBIN

Grantee(s)

1. Skagit State Bank

Legal Description: PARCEL A: Lots 169 & 170, Eaglement, Ph. 1B, Div. 5 & 6

PARCELS B & C: Ptns. Lots 3-8, Block 1120, and Lots 1-11, Block 1121 "NORTHERN PACIFIC

ADDITION TO ANACORTES"

PARCEL D: Lot 19, Rock Ridge (Survey)

PARCEL E: Lot 1 "PLAT OF ASTREA PLACE"

PARCEL F: Lots 1-4, 6, 8-10, 36 and 42 "THE ORCHARDS P.U.D."

Additional on page 2

Assessor's Tax Parcel ID#: PARCEL A: 4883-000-170-0000 (P124079), 4883-000-169-0000 (P124078)

PARCEL B & C: 3809-121-004-0100 (P102478), 3809-121-008-0100 (P102477),

3809-121-000-0001 (P58253), 3809-120-011-0000 (P58251)

PARCEL D: 3809-323-019-0100 (P114146) PARCEL E: 4675-000-001-0000 (P108771)

PARCEL F: 4882-000-001-0000 (P123983), 4882-000-002-0000 (P123985).

4882-000-003-0000 (P123986), 4882-000-004-0000 (P123987), 4882-000-006-0000

(P123989), 4882-000-008-0000 (P123991), 4882-000-009-0000 (P123992),

4882-000-010-0000 (P123993), 4882-000-038-0000 (P124021), 4882-000-042-0000

(P124025)

THIS MODIFICATION OF DEED OF TRUST dated February 24, 2012, is made and executed between IRVING CONSTRUCTION CORPORATION, a Washington Corporation, whose address is 819 COMMERCIAL AVE, SUITE G, ANACORTES, WA 98221 as to PARCELS A, B, C, D & F:

W SCOTT IRVING, and ROBIN THAUT-IRVING, husband and wife, whose address is 8572 SOUTHRIDGE PL, ANACORTES, WA 98221-8610 as to PARCEL E ("Grantor") and Skagit

MODIFICATION OF DEED OF TRUST (Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 1, 2008 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Deed of Trust dated February 1, 2008 and recorded February 8, 2008 under auditor file number 200802080121 in records of Skagit County, WA.

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

Lots 1 through 4, inclusive, Lot 6 and Lots 8 through 10, inclusive, Lot 38 and Lot 42, inclusive, "THE ORCHARDS P.U.D.", according to the plat thereof recorded January 19, 2006, under Auditor's File No. 200601190126, records of Skagit County, Washington:

Situate in the City of Anacortes, County of Skagit, State of Washington

The Real Property or its address is commonly known as PARCEL A: 1804 & 1808 Bakerview C, Mount Vernon, WA 98273:

PARCELS B & C: Lots 1 - 11, inclusive, Block 1121, Northern Pacific Addition to Anacortes, and portion of Lots 4 - 11, Block 1120, Northern Pacific Addition to Anacortes, Anacortes, Washington;

PARCEL D: Lot 19, Rock Ridge (Survey), Anacortes, Washington;

PARCEL E: 4019 Astrea Place, Anacortes, Washington;
PARCEL F: 4102, 4108, 4116, 4206, 4218, 4308, 4316, 4402, 4217 and 4103 Orchard Avenue
, Anacortes, WA 98221. The Real Property tax identification number is PARCEL A: 4883-000-170-0000 (P124079), 4883-000-169-0000 (P124078) PARCEL B & C: 3809-121-004-0100 (P102478), 3809-121-008-0100 (P102477), 3809-121-000-0001 (P58253),

3809-120-011-0000 (P58251)

PARCEL D: 3809-323-019-0100 (P114146)

PARCEL E: 4675-000-001-0000 (P108771)

PARCEL F: 4882-000-001-0000 (P123983), 4882-000-002-0000 (P123985), 4882-000-003-0000 (P123986), 4882-000-004-0000 4882-000-008-0000 (P123991),

(P123987), (P123992), 4882-000-006-0000 4882-000-010-0000 (P123989), (P123993), 4882-000-009-0000 4882-000-038-0000 124024) 4882-000-042-0000 (P124025).

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

THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST DATED FEBRUARY 1, 2008 WITH THE **FOLLOWING AMENDMENTS:**

SPREAD TO ADDITIONAL PROPERTY. The Deed of Trust is hereby modified to add property as described below. For this purpose, Borrower hereby grants, transfers, conveys and assigns to trustee, in trust, with power of sale and right of entry and possession, a security interest in all estate, right, title and interest that Borrower now has or may later acquire in the additional property, subject to and in accordance with all of the other terms set forth in the Deed of Trust.

ADD PROPERTY:

PARCEL A:

Lots 169 and 170, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6," as per plat recorded on January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington,

Situate in the City of Mount Vernon, County of Skagit, State of Washington

PARCEL B:

Lots 1 - 11, inclusive, Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington

The West 15 feet of Lot 3 and all of Lots 4 through 11, Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington

Lot 19 of Rock Ridge, a Survey recorded December 3, 1998, in Volume 21 of Survey, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being also described as the West 20 feet of Lot 12, all of Lot 13, and the East 20 feet of Lot 14, Block 1323, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

PARCEL E:

Lot 1, "PLAT OF ASTREA PLACE", as per plat recorded in Volume 16 of Plats, pages 107 and 108, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington

NEW LEGAL DESCRIPTION: PARCEL A-

see attached

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MODIFICATION OF DEED OF TRUST

	(Continued)	Page 3
Situate in the City of Anacortee, (County of Skegit, State of Washington	,
PARCEL D:		
Auditor's File No. 9812030124, of Lot 12, all of Lot 3, and the	ecorded December 3, 1998, in Volume 21 of records of Skagit County Washington, being ne East 20 feet of Lot 14, Block 1323, " ed in Volume 2 of Plats, page 9, records of S	also described as the West 20 feet NORTHERN PACIFIC ADDITION TO
Situate in the City of Anacortes, (County of Skagit, State of Washington.	
PARCELE:	e, as per plat recorded in Volume 16 of Pl	lats, pages 107 and 108, recentls of
	County of Skagit, State of Washington	
PARCEL F:	y vasyington	~
Lots 1 through 4, inclusive, Lot 6	and Lots 8 through 10, inclusive, Lot 30 and hereof recorded January 19, 2006, under	Lot 42, inclusive, "THE ORCHARDS
Situate in the City of Anacortes, (County of Skagit, State of Washington	
	SSI - I	•
unchanged and in full force and effect. strict performance of the Deed of Tr. Nothing in this Modification shall consthe Deed of Trust (the "Note"). It is parties, makers and endorsers to the Lender in writing. Any maker or end Modification. If any person who sign signing below acknowledge that this Non-signing person consents to the ch	expressly modified above, the terms of the Consent by Lender to this Modification doer ust as changed above nor obligate Lender titute a satisfaction of the promissory note of the intention of Lender to retain as liable all Note, including accommodation parties, unloseer, including accommodation makers, shed the original Deed of Trust does not sign dodification is given conditionally, based on tanges and provisions of this Modification or ial extension or modification, but also to all signs.	es not waive Lender's right to require r to make any future modifications. For other credit agreement secured by parties to the Deed of Trust and all ess a party is expressly released by all not be released by virtue of this in this Modification, then all persons the representation to Lender that the otherwise will not be released by it.

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 24, 2012.

GRANTOR:

IRVING CONSTRUCTION CORPORATION

WSCOTT IRVING, President/VP/Treasurer of IRVING CONSTRUCTION

ROBIN THAUT-IRVING

LENDER:

Skagit County Auditor

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MODIFICATION OF DEED OF TRUST (Continued)

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	- A 1 "		
CORPORATE ACKNOW	WLEDGMENT PURSON EXPERIENCE NOTARY		
	THE TOTAL PROPERTY OF THE PARTY		
STATE OF Washington) (S NOTARY W)		
11 . 1/2)ss (PUBLIC)>		
COUNTY OF Skaget	2-17-2(15		
- 1 San a	The way		
On this 2nd day of March	20 / before me, the Andersigned		
Notary Public, personally appeared W SCOTT IRVING, Pro CORPORATION, and personally known to me or proved to me on t	the basis of satisfactory evidence to be an authorized		
agent of the corporation that executed the Modification of Deed of tree and voluntary act and deed of the corporation, by authority of	f Trust and acknowledged the Modification to be the		
for the uses and purposes therein mentioned, and on oath sta	ated that he or she is authorized to execute this		
Modification and in fact executed the Modification on behalf of the			
By Faura L. Illo	Residing at <u>Anacortes</u>		
Notary Public in and for the State of wa	My commission expires $2-17-15$		
	URAL KA		
INDIVIDUAL ACKNOV	VI EDGMENT		
•	NOTARY TO \		
STATE OF Washington COUNTY OF Skaget			
21	ss \ o\ PUBLIC ≥		
COUNTY OF Skaget	7 2-17-26 10		
	Sonally appeared W SCOTT IRVING and ROBIN		
THAUT-IRVING, personally known to me or proved to me on the described in and who executed the Modification of Deed of Trust,	basis of satisfactory evidence to be the individuals		
as their free and voluntary act and deed, for the uses and purposes	therein mentioned		
Given under my hand and official seal this	day of March , 20 12 Residing at Anacortes		
	The second of th		
By Lawa L. Iles			
Notary Public in and for the State of Wa	My commission expires $2-17-15$		
	AURA L. ILEO		
	A CSION EXPER		
. LENDER ACKNOWL	EDGMENT		
.1 1	O NOTARY W		
STATE OF Washington) PUBLIC /> /		
the interest of) SS 2-17-2(15		
COUNTY OF SRAGUE) OF CONTINUE		
On this 2nd day of March	- VVAS		
	, 20 /2 , before me, the undersigned to shall be so and personally known to me or proved to me		
on the basis of satisfactory evidence to be the Vice Presi	authorized agent for Skagit State		
Bank that executed the within and foregoing instrument and ackno act and deed of Skagit State Bank, duly authorized by Skagit State	Bank through its board of directors or otherwise, for		
the uses and purposes therein mentioned, and on oath stated instrument and in fact executed this said instrument on behalf of SI	that he or she is authorized to execute this said		
	α		
By Odura J. Hes	Residing at <u>Unacorles</u>		
Notary Public in and for the State of <u>Wa</u>	My commission expires $\frac{2-17-15}{2}$		



NEW LEGAL

PARCEL "A":

Lots 169 and 170, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6," as per plat recorded on January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

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

PARCEL "C":

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PARCEL "D":

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

PARCEL "E":

Lot 1, "ASTREA PLACE," as per plat recorded in Volume 16 of Plats, page 108, records of Skagit County, Washington.

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

PARCEL "F":

Lots 1 through 4, inclusive, Lot 6, Lots 8 through 10, inclusive, and Lot 42, "THE ORCHARDS P.U.D." as per plat recorded January 19, 2006, under Auditor's File No. 200601190126, records of Skagit County, Washington.

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

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