

FILED FOR RECORD AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Donald R. Kruse
P.O. Box 100
LaConner, WA 98257



201203230036
Skagit County Auditor

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MODIFICATION AGREEMENT

Reference Nos.: 9603220085 (Real Estate Contract)
200310240068 (Modification Agreement)
200809080090 (Assignment)
200809160076 (Assignment)

Grantor (s): RAY W. BLOOM and CHARLES C. HALL,
Co-Trustees of the SANFORD STUBER
TESTAMENTARY TRUST UWD 12/06/2006

Grantee (s): SKAGIT DELTA LLC, a Washington Limited Liability
Company

Abbreviated Legal: Ptn SW 1/4, 1-33-3 E W.M.

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos.: 330301-3-004-0007; P15280
330301-3-005-0006; P15281
330301-3-007-0004; P15283
330301-3-006-0005; P15282

THIS AGREEMENT made and entered into this 22nd day of March, 2012, between the Grantor, RAY W. BLOOM and CHARLES C. HALL, Co-Trustees of the SANFORD STUBER TESTAMENTARY TRUST UWD 12/06/2006 ("Seller"), and the Grantee, SKAGIT DELTA, LLC, a Washington Limited Liability Company, ("Purchaser").

WITNESSETH THAT:

WHEREAS, SANFORD STUBER, as his separate estate was the Seller, and DONALD R. KRUSE, a single man was the Purchaser, under that certain Real Estate Contract recorded March 22, 1996, under Auditor's File No. 9603220085, and subsequently amended on October 24, 2003, under Auditor's File No. 200310240068, and whereas Purchaser's interest was assigned to SKAGIT DELTA, LLC, a Washington Limited Liability Company on September 8, 2008, under Auditor's File No. 200809080090, and whereas Seller's interest was assigned to the

SANFORD STUBER TESTAMENTARY TRUST UWD 12/06/2006 on September 16, 2008, under Auditor's File No. 200809160076, of Official Records of Skagit County, Washington; AND

WHEREAS, the parties hereto desire to change and modify the terms of said Real Estate Contract, Modification Agreement, Deed and Purchaser's Assignment of Real Estate Contract, and Vendor's Assignment of Real Estate Contract and Deed.

NOW, THEREFORE, in consideration of mutual promises and covenants herein contained, it is mutually agreed as follows:

1. That the unpaid balance of principal now due upon said Real Estate Contract, Modification Agreement, Deed and Purchaser's Assignment of Real Estate Contract, and Vendor's Assignment of Real Estate Contract and Deed, is the sum of \$63,639.78.
2. That the balance due upon said Real Estate Contract, Modification Agreement, Deed and Purchaser's Assignment of Real Estate Contract, and Vendor's Assignment of Real Estate Contract and Deed, shall be paid in the following manner, and the terms of said Real Estate Contract, Modification Agreement, Deed and Purchaser's Assignment of Real Estate Contract, and Vendor's Assignment of Real Estate Contract and Deed shall be changed and modified as follows: The interest rate shall be 5.25% per annum from this 22nd day of March, 2012, with semi-annual installments now due of \$5,841.42, commencing September 22, 2012, and continuing semi-annually thereafter until paid in full.
3. That in all other respects said Real Estate Contract, Deed and Purchaser's Assignment of Real Estate Contract, Vendor's Assignment of Real Estate Contract and Deed, and Modification Agreement, shall remain unaffected, unchanged, and unimpaired by reason of the execution of this Agreement.
4. The purchaser agrees to pay off said Real Estate Contract according to the terms thereof as herein changed and modified, and agrees to perform all of the acts to be performed by the Purchaser under the terms of said Real Estate Contract, Modification Agreement, Deed and Purchaser's Assignment of Real Estate Contract, and Vendor's Assignment of Real Estate Contract and Deed.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS Agreement the day and year first above written.

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(signatures and acknowledgments follow)



201203230036
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2012

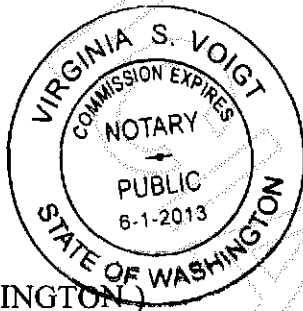
Amount Paid \$ 6
Skagit Co. Treasurer
By MAM Deputy

excise tax paid
EX # 12528
3-22-12
* 2998.80
AF 96 032 20085

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CHARLES C. HALL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to sign this instrument as Co-Trustee of the SANFORD STUBER TESTAMENTARY TRUST UWD 12/06/2006, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 22, 2012.



Virginia S. Voigt
NOTARY PUBLIC
Printed Name: VIRGINIA S. VOIGT
My appointment expires: 6/1/13

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DONALD R. KRUSE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to sign this instrument as a Managing Member of SKAGIT DELTA, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 21, 2012.



Virginia S. Voigt
NOTARY PUBLIC
Printed Name: VIRGINIA S. VOIGT
My appointment expires: 6/1/13

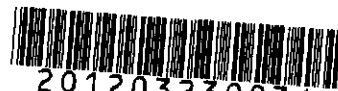


EXHIBIT "A"

PARCEL "A"

The South ½ of the Northwest ¼ of the Southwest ¼ and the North 165 feet of the Southwest ¼ of the Southwest ¼ of Section 1, Township 33 North, Range 3 East, W.M.

EXCEPT roads and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

The Southwest ¼ of the Southwest ¼ of Section 1, Township 33 North, Range 3 East, W.M.

EXCEPT the North 165 feet thereof.

EXCEPT County Roads, and

EXCEPT that portion described as follows:

Beginning at a point on the North line of the Moore County Road which point is 454 feet East of the West line of said subdivision;
thence East along said North line of the Moore County Road a distance of 224 feet;
thence North 194.5 feet;
thence West 224 feet;
thence South 194.5 to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "A"



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