

**RETURN ADDRESS:**

KeyBank National  
Association  
Mail Code: ID-56-PC-0125  
431 Parkcenter Blvd. -  
P.O. Box 5278  
Boise, ID 83705



201204110040  
Skagit County Auditor

4/11/2012 Page 1 of 3 1:31PM

GUARDIAN NORTHWEST TITLE CO.

**MODIFICATION OF DEED OF TRUST** 96741-1

Reference # (if applicable): 200903200118

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

Grantor(s):

- 1. T&S Ventures, LLC

Grantee(s)

- 1. KeyBank National Association

Legal Description: Section 7, Township 34, Range 4; Ptn. S 1/2 N 1/2 (aka Lot 1, BSP John Bouslog)

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Assessor's Tax Parcel ID#: 8015-000-001-0000 (P111082)



\*313113872102000000003G202\*

**THIS MODIFICATION OF DEED OF TRUST** dated March 23, 2012, is made and executed between T&S Ventures, LLC, A Washington Limited Liability Company, whose address is 660 Auto Blvd., Burlington, WA 98274 ("Grantor") and KeyBank National Association, whose address is WA-Redmond Way, 16401 Redmond Way, Redmond, WA 98073 ("Lender").

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

Loan No: 3

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated March 18, 2009 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded March 20, 2009 at Skagit County recording office, as recording number 200903200118.

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

Lot 1, of that certain Binding Site Plan for John Bouslog, approved March 13, 1997, recorded March 13, 1997, in Volume 12 of Short Plats, Pages 188 and 189, under Auditor's File No. 9703130010, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

The Real Property or its address is commonly known as 1725 and 1751 Bouslog Road, Burlington, WA 98233. The Real Property tax identification number is 8015-000-001-0000 (P111082).

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

**Note.** The word "Note" means the Note dated March 23, 2012 in the principal amount of \$3,679,694.76 from Grantor to Lender, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions for the Note. **NOTICE TO GRANTOR: 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 MARCH 23, 2012.**

**GRANTOR:**

T&S VENTURES, LLC

By:

Timothy D. Hanson, Manager of T&S Ventures, LLC

By:

Robert J. Campbell, Manager of T&S Ventures, LLC

**LENDER:**

KEYBANK NATIONAL ASSOCIATION

X

Authorized Officer



201204110040

Skagit County Auditor

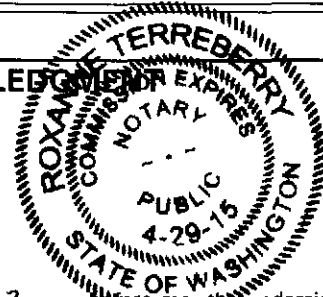
MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 3

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF Snohomish )

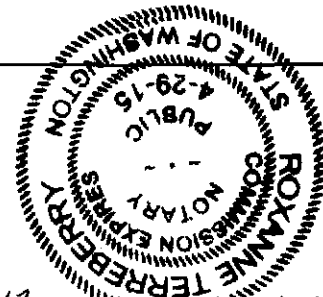


On this 6TH day of APRIL, 20 12, before me, the undersigned Notary Public, personally appeared Timothy D. Hanson, Manager of T&S Ventures, LLC and Robert J. Campbell, Manager of T&S Ventures, LLC, and personally known to me or proved to me on the basis of satisfactory evidence to be members or designated agents of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at 2712-128TH ST SE  
Notary Public in and for the State of WA My commission expires 4/29/15

LENDER ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF Snohomish )



On this 6TH day of APRIL, 20 12, before me, the undersigned Notary Public, personally appeared BENTON B. SMITH and personally known to me or proved to me on the basis of satisfactory evidence to be the VICE PRESIDENT, authorized agent for KeyBank National Association that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of KeyBank National Association, duly authorized by KeyBank National Association 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 KeyBank National Association.

By [Signature] Residing at 2712-128TH ST SE  
Notary Public in and for the State of WA My commission expires 4/29/15



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