

**RETURN ADDRESS:**  
BUSINESS BANK  
BURLINGTON BRANCH  
1854 SO BURLINGTON  
BLVD  
BURLINGTON, WA 98233



4/30/2012 Page 1 of 5 4:20PM

LAND TITLE OF SKAGIT COUNTY

201202030095

**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 141324-oe

Additional on page \_\_\_\_

Grantor(s):

1. JAN-R CORPORATION

Grantee(s)

1. BUSINESS BANK

Legal Description: PARCEL A: PTN E 1/2 OF NE 1/4 OF NE 1/4, 26-35-4 E W.M.  
PARCEL B: LOTS 3-9, BLK 3, SUSAN TAYLOR ADD.

Additional on page 4

Assessor's Tax Parcel ID#: 4174-003-008-0008; 4174-003-009-0007; 350426-1-001-0204



**THIS MODIFICATION OF DEED OF TRUST dated April 18, 2012, is made and executed between JAN-R CORPORATION; A Washington Corporation ("Grantor") and BUSINESS BANK , whose address is BURLINGTON BRANCH, 1854 SO BURLINGTON BLVD, BURLINGTON, WA 98233 ("Lender").**



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

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated February 2, 2012 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

**RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE # 201202030095 ON FEBRUARY 3, 2012 .**

**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 524-546 and 622 RHODES RD, SEDRO WOOLLEY, WA 98284. The Real Property tax identification number is 4174-003-008-0008; 4174-003-009-0007; 350426-1-001-0204.

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

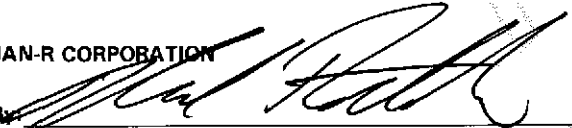
**PRINCIPAL DECREASE FROM \$1,200,000.00 TO \$595,955.53.**

**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 APRIL 18, 2012.**

**GRANTOR:**

**JAN-R CORPORATION**

By   
**NEAL ROTHENBUHLER, President of JAN-R CORPORATION**

**LENDER:**


**BUSINESS BANK**

X   
**JEREMY McCULLOUGH, Vice President**

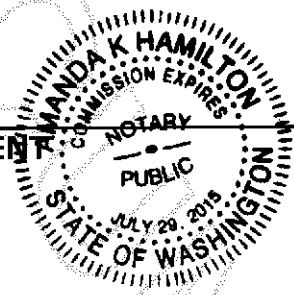
**CORPORATE ACKNOWLEDGMENT**

STATE OF Washington )  
 )  
 ) SS  
COUNTY OF Skagit )

On this 27th day of April, 20 12, before me, the undersigned Notary Public, personally appeared **NEAL ROTHENBUHLER, President of JAN-R CORPORATION**, 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   
Notary Public in and for the State of WA

Residing at Bellingham, WA  
My commission expires July 29, 2015



201204300243  
Skagit County Auditor



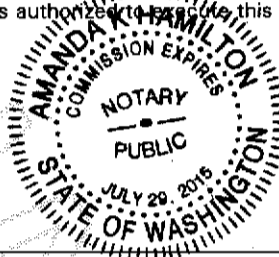
MODIFICATION OF DEED OF TRUST  
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this 27th day of April, 20 12, before me, the undersigned Notary Public, personally appeared **JEREMY McCULLOUGH** and personally known to me or proved to me on the basis of satisfactory evidence to be the **Vice President**, authorized agent for **BUSINESS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BUSINESS BANK**, duly authorized by **BUSINESS 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 **BUSINESS BANK**.

By [Signature] Residing at Bellingham, WA  
Notary Public in and for the State of WA My commission expires July 29, 2015



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201204300243  
Skagit County Auditor

**EXHIBIT A**

**PARCEL "A":**

That portion of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 26, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the East ½ of the Northeast ¼ of the Northeast ¼ of said Section 26, said point being (variation 22½° East) 465.6 feet South and 658.8 feet West of the Northeast corner of said Section 26;  
thence North along the West line of said East ½ of the Northeast ¼ of the Northeast ¼, 450 feet;  
thence East 225 feet;  
thence South 450 feet;  
thence West 225 feet to the point of beginning;

ALSO, a tract of land in the East ½ of the Northeast ¼ of the Northeast ¼ of Section 26, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the East ½ of the Northeast ¼ of the Northeast ¼ of said Section, said point being (variation 22½° East), 688.6 feet South and 658.8 feet West of the Northeast corner of said Section 26, said point being on the North line of the Rhoades Road;  
thence North along the West line of said East ½ of the Northeast ¼ of the Northeast ¼, 223 feet, more or less, to the South line of the above described tract;  
thence East 225 feet along said South line;  
thence South 165.8 feet to the North line of the County Road known as the Rhoades Road;  
thence South 75°45' West, 232.2 feet along the North line of said County road to the point of beginning.

EXCEPT any portion of the above described tracts lying within the road right of way along the North line thereof; ALSO EXCEPT from the above described tracts, the East 85 feet of the South 170 feet of the North 185.6 feet of the following described tract:

That portion of the Northeast ¼ of the Northeast ¼ of Section 26, Township 35 North, Range 4 East, W.M., lying West of and adjacent to the Plat of "SUSAN TAYLOR ADDITION TO SEDRO-WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

**PARCEL "B":**

Lots 3, 4, 5, 6, 7 and 8, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington;

TOGETHER WITH Lot 9, Block 3, "SUSAN TAYLOR ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 6 of Plats, page 43, records of Skagit County, Washington;



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**PARCEL "B" continued:**

**EXCEPT** that portion of said Lot 9 conveyed to the State of Washington by Deed recorded under Auditor's File No. 560324.

**ALSO EXCEPT** that portion as conveyed to the State of Washington by Deed recorded February 11, 1958, dated September 10, 1957, under Auditor's File No. 561658, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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Skagit County Auditor