

RECORDING REQUESTED BY
UNION BANK, N.A.



201209130115
Skagit County Auditor

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AND WHEN RECORDED, MAIL TO:

UNION BANK, N.A.
Attn: CRELA
145 South State College Blvd, Suite 600
Mailcode: 4-35A-379
Brea, CA 92821

LAND TITLE OF SKAGIT COUNTY

132856-SE

Space Above This Line for Recorder's Use

**MODIFICATION AGREEMENT
(SHORT FORM)**

Grantor (Borrower/Trustor): Sea-Mar Community Health Center, a Washington Non-Profit Corporation

Grantee (Lender/Beneficiary): Union Bank, N.A.

Legal Description (abbreviated): Ptn SW ¼, 17-34-4 E W.M. (Aka Tr. 2, SP #MV-4-84)
(Additional Legal(s) on Exhibit A).

Assessor's Tax Parcel I.D.#: 340417-3-001-0000 / Property I.D. No. P25973

Reference No. Documents Released or Assigned: _____

Date: July 30, 2012

RECITALS

The undersigned agree that the following documents: (i) that certain promissory note dated June 4, 2009 in the stated principal amount of Four Hundred Seventy Two Thousand and No/100 Dollars \$472,000.00 (the "Original Note") executed by Sea-Mar Community Health Center, a Washington Non-Profit Corporation as Debtor, and (ii) that certain deed of trust securing the same executed by Sea-Mar Community Health Center, a Washington Non-Profit Corporation as Debtor and Trustor and recorded on June 8, 2009, as Instrument/Serial No. 200906080167, in Official Records, County of Skagit, State of Washington, (the "Deed of Trust") be and are amended upon the terms and conditions set forth in that certain Modification Agreement (Long Form) between the undersigned dated July 30, 2012.

The Modification Agreement (Long Form) is by this reference incorporated herein and made a part hereof. The Deed of Trust affects that certain real property described in Exhibit "A" attached hereto and incorporated by this reference.

MODIFICATION OF DEED OF TRUST

It is further agreed that said Deed of Trust shall be and is hereby amended and modified as follows:

Amendment of Section entitled "Choice of Venue." The Deed of Trust is being amended by the deletion in its entirety of Section entitled "Choice of Venue" and the insertion of the following: "**Disputes.** If there is a lawsuit, Trustor agrees upon Bank's request to submit to the jurisdiction of the courts of Skagit County, state of Washington. This Agreement hereby incorporates any alternative dispute resolution agreement previously, concurrently or hereafter executed between Trustor and Bank."

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement (Short Form) as of the date first written above.

DEBTOR AND TRUSTOR:

Sea-Mar Community Health Center,
a Washington Non-Profit Corporation

By: _____

Rogelio Rojas, CEO/President

BENEFICIARY:

UNION BANK, N.A.,
successor in interest to the FDIC,
as Receiver of Frontier Bank

By: _____

Name: David Gager

Title: Vice President



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EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY

THIS EXHIBIT "A" IS ATTACHED TO THAT CERTAIN MODIFICATION AGREEMENT DATED
JULY 30, 2012.

ASSESSOR'S PARCEL NUMBER(S) OF COLLATERAL PROPERTY:

340417-3-001-0000 / Property I.D. No. P25973

LEGAL DESCRIPTION:

Tract 2 of Short Plat No. MV-4-84, approved April 18, 1984, recorded April 20, 1984, in Volume 6 of Short Plats, page 134, under Auditor's File No. 8404200015, being a portion of Tract B of Short Plat No. MV-8-77, approved April 28, 1977, recorded April 28, 1977 in Volume 2 of Short Plats, page 53, under Auditor's File No. 855522, being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., in Skagit County, Washington.

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



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NOTARY ACKNOWLEDGMENT

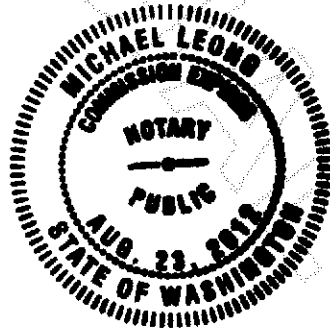
STATE OF WASHINGTON)

COUNTY OF King)

I certify that I know or have satisfactory evidence that Rogelio Rojas
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on
oath stated that he/she was authorized to execute the instrument and acknowledged it as the
CEO/President of Sea-Mar Community Health Center to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 7, 2012

(Seal or stamp)



(Signature)

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Belleve

My appointment expires 8-23-12



201209130115

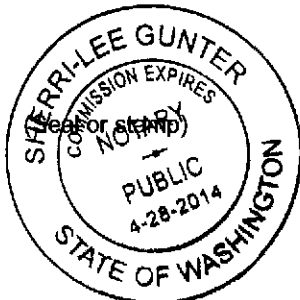
Skagit County Auditor

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DAVID GASCA
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on
oath stated that he/she was authorized to execute the instrument and acknowledged it as the
VP of Union Bank to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08-08-2012



[Signature]
(Signature)
Sherrilee Gunter
(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Pierce County

My appointment expires 04-28-2014



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Skagit County Auditor