

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273



201304260062

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\$76.00

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DOCUMENT TITLE: STOCK BUY/SELL AND REAL ESTATE CONTRACT ^{\$76.00}
MODIFICATION

REFERENCE NUMBER OF RELATED DOCUMENT: ~~20010020063~~

200010020063

GRANTOR: OWENS, JERRY C.
OWENS, PHYLLIS A.

GRANTEE: McRAE, KIM MILTON
McRAE, S. LATRELLE

ABBREVIATED LEGAL DESCRIPTION:

Ptns SE 1/4 NE 1/4, Sec. 30, Township 34 N, R 4 E.W.M.
McLean's 3rd St to Mt Vernon E 1/2 Lot 1
E 1/2 N 1/2 Lot 2 less st DK 3 DT 92 BLK 2

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 340430-0-214-0002, 3739-002-002-006
and 340430-0-176-0008

Land Title
accommodation

STOCK BUY/SELL AND REAL ESTATE CONTRACT MODIFICATION

This agreement is made and entered into effective March 15, 2013, by and between JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, "OWENS", and KIM MILTON McRAE and S. LATRELLE McRAE, husband and wife, "McRAE", upon the terms and conditions below set forth.

1. The parties on or about August 1, 2000, entered into two agreements: A Real Estate Contract for the purchase and sale of

the property described on EXHIBIT "A" attached to this agreement, and a Stock Buy/Sell and Pledge Agreement for the purchase and sale of J. C.'s PAWN SHOP, INC.

2. The parties now desire to modify the terms and conditions of those agreements upon the following terms set forth below.

3. The combined balance, it is agreed, is \$591,285.23. The interest rate originally charged was 8.75%. The new rate effective March 15, 2013, shall be 5.75%.

4. The combined monthly payment shall be adjusted to \$6,500.00 per month.

5. All other terms and conditions of the prior agreements shall remain in full force and effect. The only changes shall be those enumerated and set forth herein.


JERRY C. OWENS


PHYLLIS A. OWENS
OWENS


KIM MILTON McRAE


S. LATRELLE McRAE
McRAE



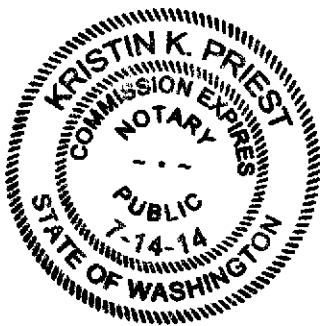
STATE OF WASHINGTON)

COUNTY OF Okanogan)

ss.

I certify that I know or have satisfactory evidence that JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 19th, 2013.



Kristin K. Priest

Printed name: Kristin K. Priest
Notary Public in and for the State of
Washington, residing at TWSP
My appointment expires: 7/14/14



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The East $\frac{1}{4}$ of the following described property:

The North $\frac{1}{4}$ of Lot 2, Block 2, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, EXCEPT the East 30 feet thereof.

That portion of Lot 1, Block 2, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying West of Second Street and East of Cleveland Street as laid out and established in the City of Mount Vernon.

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street in the City of Mount Vernon, which is on the North line of those premises conveyed to Geo. S. Hannaford by deed dated September 22, 1909, filed September 29, 1909, under Auditor's File No. 75671 and recorded in Volume 79 of Deeds at page 26, which point is 330 feet, more or less, South of the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence West along the North line of said Hannaford premises 216 feet to the East line of Cleveland Street;

thence South to the North line of plat of "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;

thence East along the North line of said plat 216 feet to the West line of Second Street;

thence North along said West line to the point of beginning.

TOGETHER WITH an easement for the overhang of the existing building over the property adjacent on the West and for the purpose of access, maintenance and support of said overhang over and across: The East 8 feet of the West $\frac{1}{4}$ of that portion of Lot 1 in Block 2, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying West of Second Street and East of Cleveland Street as laid out and established in the City of Mount Vernon. And over and across the East 8 feet of the West $\frac{1}{4}$ of that portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street in the City of Mount Vernon, which is on the North line of those premises conveyed to Geo. S. Hannaford by deed dated September 22, 1909, filed September 29, 1909, under Auditor's File No. 75671 and recorded in Volume 79 of Deeds at page 26, which point is 330 feet, more or less, South of the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence West along the North line of said Hannaford premises 216 feet to the East line of Cleveland Street;

thence South to the North line of Plat of "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;

thence East along the North line of said plat 216 feet to the West line of Second Street;

thence North along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A" - page 1



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That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street as established in the City of Mount vernon which is 165 feet South of the North line of said Southeast 1/4 of the Northeast 1/4 thence South 165 feet along the West line of Second Street; thence West parallel with the North line of the Southeast 1/4 of the Northeast 1/4, 108 feet to a point 108 feet East of the East line of Cleveland Street; thence North parallel with the East line of Cleveland Street to a point due West of the point of beginning; thence East 108 feet to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "A" - page 2



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