



201308090127

After Recording Return To:

KeyBank National Association  
Old Republic Title  
530 South Main Street, Suite 1031  
Akron, OH 44311-4423

Skagit County Auditor

\$77.00

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8 11:45AM

LAND TITLE OF SKAGIT COUNTY

13073848

146524-05

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## MODIFICATION AGREEMENT

### DEFINITIONS

**"Borrower"** is  
EDWARD KRAMER

The Borrower's address is 831 TALCOTT ST  
SEDRO WOOLLEY, WA 98284

**"Grantor"** is:  
EDWARD J. KRAMER, MARRIED  
M JANE BOLTINGHOUSE, MARRIED

**"Grantor"** means a mortgagor under the Security Instrument.

**"Lender"** or **"Grantee"** is KeyBank National Association  
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144

Lender is the beneficiary or Grantee under the Security Instrument.

**"Property"** means the following described Property located at  
831 TALCOTT ST SEDRO WOOLLEY, WA 98284

("Property Address"), which is also located in [include lot, block, plat name, section-township-range, as appropriate]:

the County of SKAGIT, in the State of Washington

PTN LOT 20, ALL LOTS 21 & 22, BLK 62, FIRST ADD. TO TOWN OF  
SEDRO

P 75990

and as may be more fully described in Schedule A (see, page 5). The Assessor's Tax Parcel or Account Number for this property is: P75990

**"Modification Agreement"** means this document executed by and between the parties below, which amends the Security Instrument and Debt Instrument described below and which is dated 06/21/13

**"Security Instrument"** means the Deed of Trust on the Property described below and dated 04/07/10

, together with all riders executed and recorded with the Deed of Trust, all of which were recorded on 04/26/10 in Book N\A at Page N\A, Instrument

201004260107

in the Auditor's office of  
SKAGIT County, Washington.

**"Debt Instrument"** means the promissory note, loan agreement or other credit instrument signed by Borrower and dated the same day as the Security Instrument. The Debt Instrument evidences amounts Borrower owes Lender, or may owe Lender, which may vary from time to time up to a maximum principal sum outstanding at any one time of U.S. \$ 250,000.00 plus interest.

**"Loan Documents"** means the Debt Instrument and Security Instrument and any other related documents.

## MODIFICATIONS

The Security Instrument and Debt Instrument are modified as follows:

### 1. TERMS OF REPAYMENT

☐ The maturity date of the Debt Instrument and the Security Instrument is changed to N/A, at which time all amounts due under the Debt Instrument and the Security Instrument shall be paid to the Lender in full. The parties acknowledge and agree that, as of N/A, the unpaid principal balance due under the Debt Instrument was \$ N/A, and the accrued and unpaid interest on that date was \$ N/A. The new repayment terms are as follows:

### 2. ADDITIONAL MODIFICATIONS

☒ The Debt Instrument and Security Instrument are further modified as follows:

The original amount of the Note, which is secured by the Deed of Trust referenced above, and the original principal amount of such Deed of Trust in the amount of two hundred fifty thousand and 00/100 dollars (\$250,000.00) is hereby increased to three hundred forty two thousand and 00/100 dollars (\$342,000.00), an increase of ninety two thousand and 00/100 dollars (\$92,000.00).

## ADDITIONAL REPRESENTATIONS, WARRANTIES AND AGREEMENTS

Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified. Borrower and Grantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Modification Agreement. Borrower and Grantor further represent and warrant that as of the date of this Modification Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which they may assert against Lender.



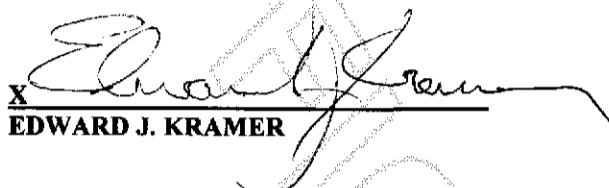
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**Signature Addendum**

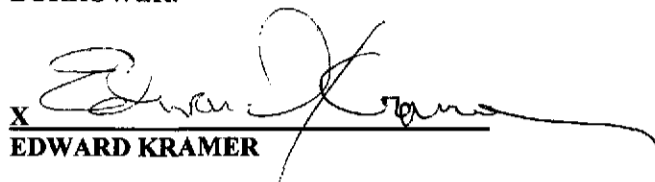
IN WITNESS WHEREOF, Borrower has executed this Mortgage.

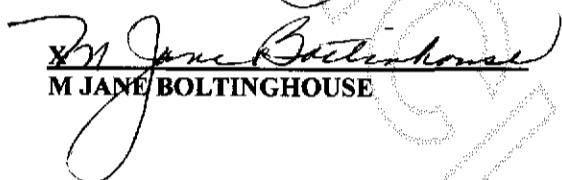
Signed and delivered in the presence of:

**GRANTOR:**

X   
**EDWARD J. KRAMER**

**BORROWER:**

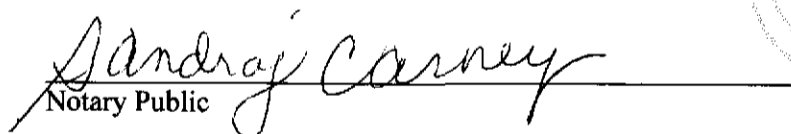
X   
**EDWARD KRAMER**

X   
**M JANE BOLTINGHOUSE**

STATE OF WASHINGTON

COUNTY OF SKAGIT

On the **21ST** day of **JUNE** in the year **2013**, before me, the undersigned, personally appeared **EDWARD J. KRAMER, M JANE BOLTINGHOUSE, EDWARD KRAMER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

My Commission Expires: 2/3/2014



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BY SIGNING BELOW, Borrower, Grantor and Lender accept and agree to the terms and covenants contained in this Modification Agreement.

GRANTOR:

EDWARD J. KRAMER

BORROWER:

EDWARD KRAMER

GRANTOR:

M JANE BOLTINGHOUSE

BORROWER:

GRANTOR:

BORROWER:

GRANTOR:

BORROWER:

GRANTOR:

BORROWER:

GRANTOR:

BORROWER:

GRANTOR:

BORROWER:

GRANTOR:

BORROWER:

LENDER:

KeyBank National Association

By:

Its:

Workflow Coordinator -  
Mark A. Ballock

**KeyBank National Association**

4910 Tiedeman Rd.

OH-01-51-0545

Cleveland, Ohio 44144



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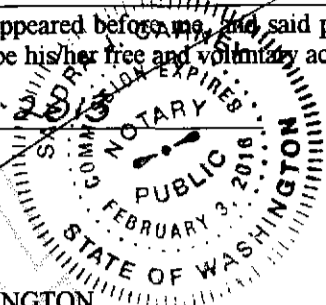
6 11:45AM

STATE OF WASHINGTON  
CITY/COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that EDWARD J. KRAMER

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6-21-2013



Sandra Carney  
Notary Public  
Notary

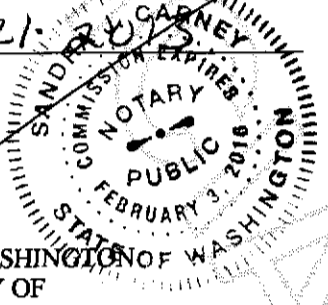
Title  
My Appointment expires: 2/3/2016

STATE OF WASHINGTON  
CITY/COUNTY OF

I certify that I know or have satisfactory evidence that M. Jane Boltinhouse

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6-21-2013



Sandra Carney  
Notary Public  
Notary

Title  
My Appointment expires: 2/3/2016

STATE OF WASHINGTON  
CITY/COUNTY OF

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 this instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Notary Public

(Seal or Stamp)

Title

My Appointment expires: \_\_\_\_\_

STATE OF WASHINGTON Ohio  
CITY/COUNTY OF Cuyahoga

I certify that I know or have satisfactory evidence that Mark A. Ballok

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 this instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-2-13



JENNIFER L. LASHLEY  
Notary Public, State of Ohio  
My Commission Expires  
May 17, 2015

Jennifer L. Lashley  
Notary Public  
Notary Public

Title

My Appointment expires: May 17, 2015

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young



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**Schedule A**

THE EAST 20 FT OF LOT 20 AND ALL OF LOTS 21 AND 22, BLOCK 62, FIRST  
ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT  
RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORD OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STAT OF WASHINGTON.

**Schedule B**



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Reference Number: 131161217020C

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