

RETURN ADDRESS:

PEOPLES BANK
MOUNT VERNON OFFICE
1801 RIVERSIDE DRIVE
MOUNT VERNON, WA
98273



201309300147

Skagit County Auditor

\$75.00

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4 10:30AM



201310010090

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RE-RCB TO CORRECT REFERENCE #

GUARDIAN NORTHWEST TITLE CO.

MODIFICATION OF DEED OF TRUST

BA0684

Reference # (if applicable): 200705100147

Additional on page _____

Grantor(s):

1. MBH GROUP LLC

200705100147

Grantee(s)

1. PEOPLES BANK

Legal Description: SECTION 30, TOWNSHIP 34, RANGE 4; PTN. NE SE

Additional on page _____

Assessor's Tax Parcel ID#: 340430-0-070-0005, 340430-0-011-0015, 340430-4-005-0007

THIS MODIFICATION OF DEED OF TRUST dated September 23, 2013, is made and executed between MBH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, whose address is 1111 CLEVELAND AVE, MOUNT VERNON, WA 98273-4229 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5032294-203

(Continued)

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 13, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED MAY 10, 2007 UNDER RECORDING NUMBER 200705100147 IN RECORDS OF SKAGIT COUNTY, WA.

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 2201 GUNN ROAD, MOUNT VERNON, WA 98273. The Real Property tax identification number is 340430-0-070-0005, 340430-0-011-0015, 340430-4-005-0007.

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

THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST DATED APRIL 13, 2007 WITH THE FOLLOWING AMENDMENTS:

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JUNE 10, 2012 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.

THE LOAN NUMBER HAS CHANGED FROM 5032294-201 TO 5032294-203.

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 endorses 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 AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 23, 2013.

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 SEPTEMBER 23, 2013.

GRANTOR:

MBH GROUP LLC

By: DAN R. MITZEL, Manager of MBH GROUP LLC

LENDER:

PEOPLES BANK

Authorized Officer

STATE OF Washington

COUNTY OF Skagit

On this 27th day of September, 2013, before me, the undersigned

Notary Public, personally appeared DAN R. MITZEL, Manager of MBH GROUP LLC, and personally known to me or

proved to me on the basis of satisfactory evidence to be a member or designated agent 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 he or she is authorized to execute this Modification

and in fact executed the Modification on behalf of the limited liability company.

Residing at Mount Vernon

My commission expires 2-21-14

Notary Public in and for the State of WA

By: S. Wardell

201310010090

Skagit County Auditor

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\$75.00

MODIFICATION OF DEED OF TRUST
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Loan No: 5032294-203

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LENDER ACKNOWLEDGMENT

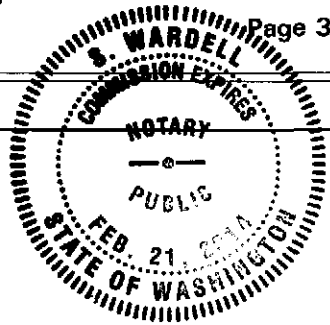
STATE OF Washington

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) SS

COUNTY OF Skagit

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On this 27th day of September, 2013, before me, the undersigned Notary Public, personally appeared James M. VanderMeer and personally known to me or proved to me on the basis of satisfactory evidence to be the Senior Vice President, authorized agent for **PEOPLES BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PEOPLES BANK**, duly authorized by **PEOPLES 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 **PEOPLES BANK**.

By S. Wardell

Residing at Mount Vernon

Notary Public in and for the State of WA

My commission expires 2-21-14

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EXHIBIT "A"

PARCEL "M":

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

Commencing at the Northeast corner of said subdivision, thence North $89^{\circ}40'44''$ West, along the North line of said Southeast $\frac{1}{4}$, a distance of 505.95 feet; thence South $1^{\circ}12'41''$ West, parallel with the West line of said East $\frac{1}{2}$, a distance of 585.00 feet; thence North $89^{\circ}40'44''$ West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256 and the true point of beginning; thence continue North $89^{\circ}40'44''$ West, parallel with the North line of said Southeast $\frac{1}{4}$ 358.19 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence South $1^{\circ}53'07''$ West, along the center line of Cleveland Avenue produced South, a distance of 474.90 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditor's File No. 139995, dated March 3, 1920; thence North $89^{\circ}59'46''$ East, along said North line and said line produced, 644.95 feet, more or less, to the Westerly right-of-way of the Burlington Northern right-of-way; thence North $4^{\circ}51'16''$ East, along said right-of-way, 176.15 feet to the South line of the North $\frac{2}{3}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence North $89^{\circ}53'45''$ West, along the South line thereof, 292.25 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence North $1^{\circ}11'56''$ East, along the West line thereof, 296.61 feet to the true point of beginning.

PARCEL "N":

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

Commencing at the Northeast corner of said subdivision; thence North $89^{\circ}40'44''$ West, along the North line of said Southeast $\frac{1}{4}$, a distance of 505.95 feet; thence South $1^{\circ}12'41''$ West, parallel with the West line of said East $\frac{1}{2}$, a distance of 585.00 feet; thence North $89^{\circ}40'44''$ West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence continue North $89^{\circ}40'44''$ West, parallel with the North line of said Southeast $\frac{1}{4}$ 139.49 feet to the East line of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30 and the true point of beginning; thence continue North $89^{\circ}40'44''$ West 218.70 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence North $1^{\circ}53'07''$ East, along the center line of Cleveland Avenue produced 345.15 feet to a point 240.00 feet from the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30; thence South $89^{\circ}40'44''$ East, parallel with the North line of said Southeast $\frac{1}{4}$, 214.64 feet to the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $1^{\circ}12'41''$ West, along said line, a distance of 345.06 feet to the true point of beginning.



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