



201403040031

Skagit County Auditor

\$151.00

3/4/2014 Page

1 of

8 11:43AM

Recording Requested By:

Bank of America, N.A.

Prepared By/Return To:Ursus Advisors LLC
701 Highlander Blvd., Ste. 200
Arlington, Texas 76015**When recorded return to**CoreLogic 28835349
450 E Boundary St.
Chapin, SC 29036

MIN: 1001310-2260608743-9

MERS Phone: 1-888-679-6377

Space Above This Line for Recorder's Use

Loan Number: 162506162

MODIFICATION TO DEED OF TRUST AND PARTIAL RECONVEYANCE

This Modification to Deed of Trust and Partial Reconveyance ("Modification") is made this 3 day of February, 2014, between Ronald Allen Thomas and Debbie A. Joseph, husband and wife ("Borrower"), Bank of America, N.A. ("Trustee") and Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP ("Beneficiary") (collectively referred to herein as the "parties").

RECITALS

This Modification is made with reference to the following facts:

- A. The Borrower made, executed and delivered for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), acting solely as nominee for American Mortgage Network, Inc., a Delaware Corporation ("Original Beneficiary"), that certain Deed of Trust dated May 04, 2007, and recorded on May 11, 2007, as Document Number 200705110117 of the office of the County Auditor of Skagit County, Washington ("Deed of Trust"), securing a Note dated May 04, 2007 in the principal amount of \$361,800.00 in favor of the Original Beneficiary; which covers the real and personal property described in said instrument and defined therein as the "Property" located at 23435 Gunderson Road, Mount Vernon, Washington 98273, the real property being incorrectly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- B. The purpose of this Modification is to correct the legal description. At the time the above referenced Deed of Trust was recorded an incorrect legal description was inadvertently contained therein.

TERMS OF MODIFICATION

1. For good and valuable consideration received, receipt of which is hereby acknowledged, the parties hereto do hereby modify said Deed of Trust to provide that the legal description therein shall be as follows ("Secured Property"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

2. The Borrower does hereby mortgage, grant and convey the Secured Property to Trustee under the Deed of Trust together with power of sale subject to each and all of the terms and conditions of the Deed of Trust, including this Modification thereto. Borrower ratifies the Deed of Trust as an encumbrance on the last described real property as if first encumbering said real property on the date on which the Deed of Trust was first delivered to Beneficiary.
3. Trustee, Beneficiary and Borrower do hereby release and reconvey without warranty to the person or persons legally entitled thereto, all estate in and to any portion of the first above described real property, which is not included within the last above described real property.
4. The terms of the Deed of Trust, which are incorporated herein by reference, shall remain in full force and effect and be binding thereon to the extent they are not inconsistent with the provisions of this Modification. In the event of any inconsistency between the provisions of the Modification and the original Deed of Trust, the provisions of this Modification shall control. The Deed of Trust, herein modified when signed by all parties hereto, shall constitute one Deed of Trust.
5. This Modification shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.
6. This Modification may be executed in counterparts, but shall be of no force and effect unless and until all parties to this Modification have duly executed this document.

IN WITNESS WHEREOF, the parties hereto have executed this Modification the day and year above written.



201403040031

Skagit County Auditor

\$151.00

3/4/2014 Page

2 of

8 11:43AM

Ronald A. Thomas

Ronald Allen Thomas

(Borrower)

Acknowledgment

STATE OF Washington }
COUNTY OF Skagit } ss

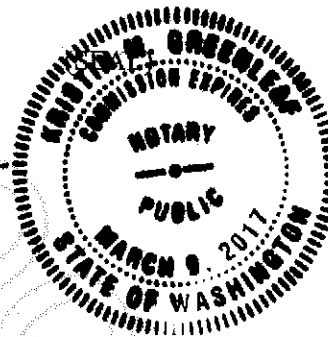
On 2/3/2014, before me Kristin M. Greenleaf, a Notary Public in and for said County and State, personally appeared Ronald Allen Thomas who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Kristin M. Greenleaf
NOTARY SIGNATURE

Printed Name: Kristin M. Greenleaf

My Commission Expires: 3/9/2017



Skagit County Auditor

3/4/2014 Page

3 of

\$151.00

8 11:43AM

Debbie A. Joseph
Debbie A. Joseph

(Borrower)

Acknowledgment

STATE OF Washington }
COUNTY OF Skagit } ss

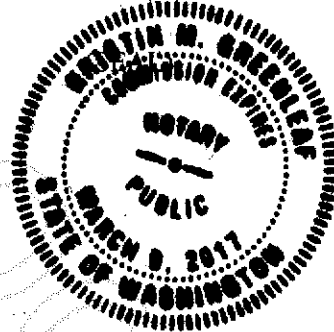
On 2/3/2014, before me Kristin M. Greenleaf a Notary Public in and for said County and State, personally appeared Debbie A. Joseph who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kristin M. Greenleaf
NOTARY SIGNATURE

Printed Name: Kristin M. Greenleaf

My Commission Expires: 3/9/2017



201403040031

Skagit County Auditor

3/4/2014 Page

4 of

\$151.00

8 11:43AM

Bank of America, N.A.

(Trustee)

By:

Printed Name: LAKESHA BATTLE

Its: AVP, OPERATIONS TEAM MANAGER

Acknowledgment

State of Texas

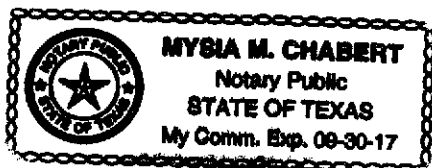
County of Tarrant

Before me, Mysia M. Chabert, the undersigned officer, on this, the 6 day of

February, 2014, personally appeared LAKESHA BATTLE,
(insert name of notary) (insert name of signer)

☒ known to me or, ☐ through production of _____ as identification, who identified her/himself to be the AVP, OPERATIONS TEAM MANAGER of BANK OF AMERICA, N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)



Mysia M. Chabert

Printed Name: Mysia M. Chabert

Notary Public, State of Texas

Commission No.: 129576902

My Commission Expires: 9/30/17



Bank of America, N.A., successor by merger to BAC
Home Loans Servicing, LP FKA Countrywide Home
Loans Servicing, LP

(Beneficiary)

By: _____

Printed Name: LAKESHA BATTLE

Its: AVP, OPERATIONS TEAM MANAGER

Acknowledgment

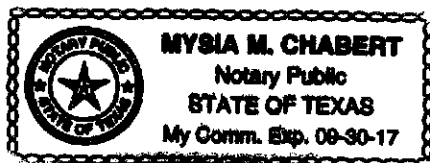
State of TEXAS
County of TARRANT

Before me, Mysia M. Chabert, the undersigned officer, on this, the 6 day of

February, 2014, personally appeared LAKESHA BATTLE,
(insert name of notary) (insert name of signer)

☒ known to me or, ☐ through production of _____ as identification, who
identified her/himself to be the AVP, OPERATIONS TEAM MANAGER of
BANK OF AMERICA, N.A. fka/m BAC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing
instrument as the act of such corporation for the purpose and consideration described and in the capacity
stated.

(seal)



Printed Name: Mysia M. Chabert

Notary Public, State of Texas

Commission No.: 129576902

My Commission Expires: 9/30/17



Skagit County Auditor

\$151.00

3/4/2014 Page

6 of

8 11:43AM

EXHIBIT A

That portion of the West ½ of the Northeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County Road known as Gunderson Road, EXCEPT that portion conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022.
Situate in the County of Skagit, State of Washington.



201403040031

Skagit County Auditor

\$151.00

3/4/2014 Page

7 of

8 11:43AM

EXHIBIT B

That portion of the West ½ of the Northeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 4 East, W.M., lying northeasterly of County road known as Gunderson Road, EXCEPT that portion conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022.

Together with

All that portion of the East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24; thence South 02° 04' 47" West, along the West line of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, a distance of 115.09 feet to the **TRUE POINT OF BEGINNING**; thence continuing South 02° 04' 47" West along said West line a distance of 450.00 feet to the Northeasterly margin of Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's file No. 8606120022; thence South 87° 55' 13" East a distance of 60.00 feet; thence North 02° 04' 47" East a distance of 450.00 feet; thence North 87° 55' 13" West a distance of 60.00 feet to the **POINT OF BEGINNING**.

Subject to

An easement for ingress, egress, and utilities as recorded under Auditor's file no. 200607030124, Records of Skagit County, more particularly described as follows:

The North 60.00 feet of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County Road known Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditors file no. 8606120022.

Situate in the County of Skagit, State of Washington.



201403040031

Skagit County Auditor

\$151.00

3/4/2014 Page

8 of

8 11:43AM