

Recording Requested By,
And After Recording, Return To:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
145 Thomas Langston Road
Winterville, North Carolina 28590
MAC D1644-018
Attn: CLS-LDCMR



201407020018

Skagit County Auditor \$146.00
7/2/2014 Page 1 of 3 10:31AM

**MODIFICATION OF DEED OF TRUST AND
ASSIGNMENT OF RENTS AND LEASES**

Grantor (Grantor): 101 NORTH HILL, LLC
Grantee (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION
Grantee (Trustee): FIRST AMERICAN TITLE INSURANCE COMPANY
Reference No. of Deed of Trust: 200305190202

THIS MODIFICATION (this "Modification") is entered into as of June 24, 2014, by and between 101 NORTH HILL, LLC ("Grantor"), and WELLS FARGO BANK, NATIONAL ASSOCIATION ("Beneficiary").

RECITALS

This Modification is entered into upon the basis of the following facts and understandings of the parties:

A. This Modification pertains to that certain Deed of Trust, Security Agreement, Fixture Financing Statement and Assignment of Rents and Leases dated as of May 19, 2003, executed by Jerry L. Smith as "Grantor" to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in favor of Beneficiary, and recorded on May 19, 2003, under Document No. 200305190202, of the Records of SKAGIT County, Washington, as modified, which Deed of Trust was assumed by Grantor pursuant to the certain Assumption Agreement entered into as of the date hereof by and among Grantor, Jerry L. Smith and Beneficiary ("Deed of Trust").

B. The obligations secured by the Deed of Trust have been modified, and Grantor and Beneficiary have agreed to modify the Deed of Trust to accurately reflect the obligations secured thereby.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Deed of Trust is hereby modified to reflect as obligations secured thereby and included in the definition of Secured Obligations therein, in addition to any other Secured Obligations defined therein or arising thereunder, the payment to Beneficiary of all indebtedness and performance of all obligations evidenced by and arising under that certain promissory note dated as of June 24, 2014, executed by Grantor and payable to Beneficiary or its order, in the principal amount of Two Million, Five Hundred Thousand Dollars (\$2,500,000.00), which promissory note represents the refinancing of that certain promissory note dated May 19, 2003 and secured by that Deed of Trust together with interest thereon, and any such indebtedness or other obligations incurred under or in connection with the credit accommodation evidenced by said promissory note, even if not specifically referenced therein.

2. The real property and the whole thereof described in the Deed of Trust shall remain subject to the lien, charge or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of said promissory notes and/or the Deed of Trust.

3. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Deed of Trust shall be read together, as one document.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first above written.

BENEFICIARY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By: Robert Lampson
Name: Robert Lampson
Title: Vice President

GRANTOR:

101 NORTH HILL, LLC

By: Jerry L. Smith
Name: Jerry L. Smith
Title: Member

CORPORATE ACKNOWLEDGMENT

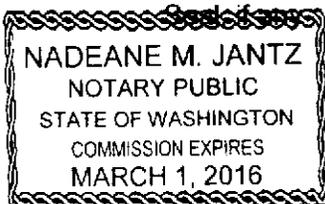
State of WASHINGTON

County of Skagit

This instrument was acknowledged before me on this 24 day of June, 2014, by Robert Lampson as Vice President of WELLS FARGO BANK, NATIONAL ASSOCIATION.

Nadeane M. Jantz
Signature of notarial officer

Kyrie M...
Title and Rank
My commission expires: 3-1-16



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of WASHINGTON

County of Skagit

This instrument was acknowledged before me on this 24 day of June, 2014, by Jerry L. Smith as Member of 101 NORTH HILL, LLC.

Nadeane M Jantz
Signature of notarial officer

Seal, if any

Notary Mgr
Title and Rank
My commission expires: 3.1.16

