

AFTER RECORDING RETURN TO:

Lane Powell PC
1420 5th Avenue, Suite 4200
Seattle, WA 98111-9402
Attention: Gregory R. Fox



Skagit County Auditor
7/25/2014 Page

1 of

\$75.00
4 1:12PM

MODIFICATION OF DEED OF TRUST

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: Yosemite Management Group, LLC
GRANTEE (Beneficiary): Washington Federal
GRANTEE (Trustee): LPSL Corporate Services, Inc.
ABBREV. LEGAL DESCRIPTION: Lot B, Survey #200511220072, Ptn. Lts 16-18, Blk 2,
Beale's Maple Grove Addn.
ASSESSOR'S TAX PARCEL ID#: 3775-002-018-0000 (P123892)
REFERENCE NUMBERS: 201308130086

This Modification of Deed of Trust (this "Modification") is made as of this 27th day of June, 2014, by and among Yosemite Management Group, LLC, a California limited liability company ("Grantor"), LPSL Corporate Services, Inc., a Washington corporation ("Trustee"), and Washington Federal, a national association (hereinafter the "Beneficiary" or "Lender"), with reference to the following facts:

A. Grantor executed that certain Short Form Deed of Trust (together with all modifications thereto, the "Deed of Trust") dated August 9, 2013, and recorded August 13, 2013 in the Official Records of Skagit County, Washington under instrument number 201308130086, in favor of Beneficiary. The Deed of Trust encumbers certain real property located in Skagit County, Washington, and legally described as follows (the "Property"):

LOT B, AS DELINEATED ON BOUNDARY LINE ADJUSTMENT SURVEY RECORDED NOVEMBER 22, 2005 UNDER AUDITOR'S FILE NO. 200511220072 BEING A PORTION OF LOTS 16 THROUGH 18, BLOCK 2, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

B. Grantor and Beneficiary have entered into that certain Master Loan Modification Agreement of even date herewith, wherein provision is made for modification of the Deed of Trust to additionally secure that certain Promissory Note dated July 1, 2014, in the principal amount of One Hundred Forty One Thousand Sixty Two Dollars (\$141,062.00).

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Indebtedness Secured. The Deed of Trust is amended to secure in addition to all other debts described therein, that certain Promissory Note dated July 1, 2014, executed by Grantor in the principal amount of \$141,062.00. The following subsection (d) is hereby added to page 2 of the Deed of Trust:

"(d) All obligations, debts and liabilities, plus interest thereon, owing to Lender under that certain Promissory Note dated July 1, 2014, executed by Yosemite Management Group, LLC ("Borrower"), in the stated principal sum of ONE HUNDRED FORTY ONE THOUSAND SIXTY TWO DOLLARS (\$141,062.00), and all amendments, renewals or modifications thereof (together with the Note described above, the "Note")."

2. Waiver. Failure of either party at any time to require performance of any provision of this agreement shall not limit such party's right to enforce such provision, nor shall any waiver of any breach of any provision of this agreement constitute a waiver of any succeeding breach of such provision or a waiver of such provision itself.

3. Amendment. This agreement may not be modified or amended except by the written agreement of the parties.

4. Severability. If any term or provision of this agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this agreement and the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term or provision of this agreement shall be valid and enforceable to the fullest extent permitted by law.

5. Construction and Interpretation. The headings or titles of the sections of this agreement are intended for ease of reference only and shall have no effect whatsoever on the construction or interpretation of any provision of this agreement.

6. Counterparts. This Agreement may be executed in counterparts, each of which shall serve as an original and all of which, taken together, shall constitute one and the same document.

All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment, and remain binding on the parties thereto.




UNOFFICIAL DOCUMENT

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

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

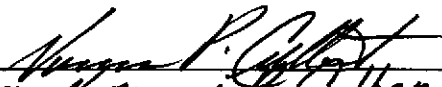
GRANTOR:

YOSEMITE MANAGEMENT GROUP, LLC,
a California limited liability company

By: 
Name: Gerald D. Fischer
Its: Manager

BENEFICIARY:

WASHINGTON FEDERAL, NATIONAL
ASSOCIATION

By: 
Name: Norman P. Gilbert
Its: Vice President



STATE OF CALIFORNIA)

COUNTY OF SANTA CRUZ)

ss.

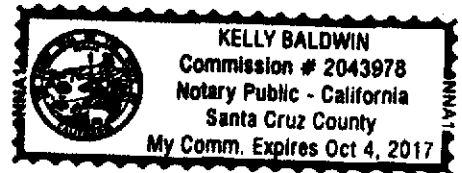
On JULY 8, 2014, before me, KELLY BALDWIN Notary Public,
personally appeared, GERALD D. FISCHER,
who proved to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



STATE OF WASHINGTON)

COUNTY OF King)

ss.

I certify that I know or have satisfactory evidence that Norm Culbert is the person
who appeared before me, and said person acknowledged that he signed this instrument, on oath
stated that he is authorized to execute the instrument and acknowledged it as Vice President
for WASHINGTON FEDERAL, to be his free and voluntary act of such party for the uses and
purposes mentioned in this instrument.

DATED: July 9, 2014

Print Name: Ann C. Norby

NOTARY PUBLIC for the State of Washington,

residing at Seattle

My appointment expires: 09-30-17

