



201502200045

Skagit County Auditor

\$290.00

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3 10:54AM

After recording return to:

Sallye Quinn
BARRON SMITH DAUGERT
PO Box 5008
Bellingham, WA 98227

DOCUMENT TITLE: Modification of Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

REFERENCE NUMBER OF RELATED DOCUMENT: 201406100037

GRANTOR: T3 Concepts LLC, a Washington limited liability company

GRANTEE: Cascadia Fund, LLC

TRUSTEE: Land Title and Escrow Company of Skagit County

ABBREVIATED LEGAL DESCRIPTION: Ptn of lots 1, 2, 3 and 4, Block 5, "Woolley, the Hub of Skagit County, Washington"

ASSESSOR'S TAX PARCEL NO.: P77468; P77469

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING (the "Modification") dated February 5, 2015 by and among T3 Concepts LLC, a Washington limited liability company (the "Grantor"), whose address is 28022 Buchanan Road, Sedro Woolley, WA 98284, in favor of Land Title and Escrow Company of Skagit County (the "Trustee"), whose address is 111 E. George Hopper Road, Burlington, WA 98233, and Cascadia Fund, LLC (the "Beneficiary"), whose address is 10510 Northup Way, Suite 300, Kirkland, WA 98033, to modify a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated June 9, 2014 by and among Grantor in favor of Trustee and Beneficiary, recorded on June 10, 2014 as Instrument No. 201406100037 in the real property records of Skagit County, Washington (referred to as "Deed of Trust").

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency thereof is acknowledged, Grantor, Trustee and Beneficiary, now desire to and do hereby modify the Deed of Trust in the following respects:

1. Paragraph 1 of page 4 of the Deed of Trust is hereby deleted and replaced in its entirety with the following:

Payment of the indebtedness evidenced by that certain Promissory Note dated June 9, 2014 and amended by that certain Amendment to Promissory Note dated February 9, 2015 and any renewals, extensions or modifications thereof and any replacements or substitutions therefor, in the original principal amount of One Hundred Sixty-Six Thousand Three Hundred Seventy-Nine and 23/100 Dollars (\$176,379.23), executed by Grantor and delivered to Beneficiary (collectively the "Note"), together with the interest thereon, and the fees and other charges as provided by the Note, which is made a part hereof by reference.

2. Counterparts. This Modification may be executed in counterparts, and when each party has signed and delivered at least one such counterpart, each counterpart shall be deemed an original, and when taken together with the other signed counterparts, shall constitute one Modification that shall be binding upon and effective as to all parties.

DATED as of the day and year first above written.

GRANTOR:

T3 Concepts, LLC

By: *Ahli Haman*
Its: *Managing Member*

BENEFICIARY:

Cascadia Fund, LLC

By: *Don Carlin*
Don Carlin, its Manager



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STATE OF WASHINGTON)

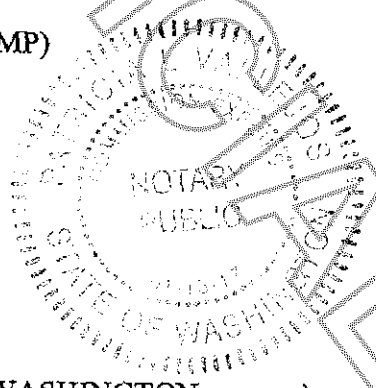
) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TAHLIA HONEA 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 the instrument, and acknowledged it as the MANAGING MEMBER of T3 Concepts, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 9th day of FEBRUARY, 2015.

(SEAL/STAMP)



Patricia Vallejos
NOTARY PUBLIC
Printed Name: Patricia L. Vallejos
My Appointment Expires: 1-15-17

STATE OF WASHINGTON)

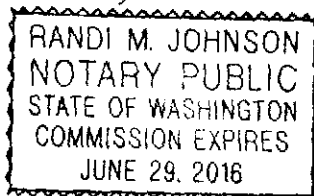
) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Don Carlin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Manager of Cascadia Fund to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 13th day of February, 2015.

(SEAL/STAMP)



Randi M. Johnson
NOTARY PUBLIC
Printed Name: RANDI M JOHNSON
My Appointment Expires: 6/29/16



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