

Filed for Record at Request of:

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2200 Rimland Dr. #115
Bellingham, WA 98226-6639



201508100112

Skagit County Auditor \$75.00
8/10/2015 Page 1 of 4 10:10AM

Reference number: 9605230046; 200510180095
Grantor: Raab Family Trust
Grantee: John L. and Margaret Miller
Abbreviated legal: Ptn SE ¼ of NE ¼, 6-34-2 E W.M.
Complete legal: Page 1 of document
Tax Parcel Number: P20028

FIRST AMENDMENT TO DEED OF TRUST

THIS FIRST AMENDMENT TO DEED OF TRUST ("Amendment"), is made this 30th day of July, 2015, between Vidette Davoli Raab, Trustee of the Raab Family Trust u/t/d September 4, 1996, GRANTOR, whose address is 1221 Harris Ave., PMB 5, Bellingham, WA 98225, and Land Title Company of Skagit County, TRUSTEE, whose address is 111 PO Box 445, East George Hopper Road, Burlington, Washington 98233, and John L. Miller and Margaret K. Miller, husband and wife, BENEFICIARY, whose address is c/o 1102 - 7th Street, Anacortes, WA 98221.

RECITALS

A. Grantor's predecessor in interest, Nielsen Brothers, Inc., a Washington corporation, executed and delivered to Beneficiary a Deed of Trust dated May 15, 1996, that was recorded with the Skagit County Auditor's Office under file no: 9605230046 ("Deed of Trust"), and which describes and encumbers that certain real property legally described as follows:

The North ½ of the Southeast ¼ of the Northeast ¼ of Section 6, Township 34 North, Range 2 East, W.M. Situate in Skagit County, Washington

("Property").

B. The Deed of Trust was executed to secure future consideration for the granting of an easement by Beneficiaries for the benefit of the Property, under a Quit Claim Deed for easement purposes dated May 21, 1996, and recorded with the Skagit County Auditor's Office under file No: 9605220036 on May 22, 1996 ("Easement").

C. The parties hereto acknowledge that the Easement is for the purpose of ingress, egress and utilities for the benefit of the Property and its terms remain valid and binding.

D. It is mutually desirable, beneficial and agreeable to the parties thereto that the terms of the Deed of Trust be modified as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual benefits inuring to each

other, it is understood and agreed by and between the parties hereto, that the terms and conditions of the Deed of Trust are hereby modified as follows:

AGREEMENT

1. Exhibit "A" to the Deed of Trust is hereby modified in its entirety to read as follows:

EXHIBIT A

In consideration for Beneficiary's grant of the Easement and clarification of the terms and conditions therein, the parties hereto agree that upon the sale or transfer of the Property by Grantor, Beneficiary shall receive the following sums:


- (1) If the Property is sold by Grantor as a single parcel, Beneficiary shall receive thirty-five percent (35%) of the sale price.
- (2) If the Property is sold as short plat parcels (four lots or less), Beneficiary shall receive twenty-four percent (24%) of the sale price.
- (3) If the Property is sold as long plat parcels (five lots or more), Beneficiary shall receive seventeen and one-half percent (17.5%) of the sale price.

Upon the sale of the Property by Grantor as a single parcel and satisfaction of the payment to Beneficiary of the sums identified herein, the Beneficiary shall immediately execute a Request for Full Reconveyance and deliver the original Deed of Trust and the original First Amendment to Deed of Trust, to Grantor.

Upon the sale of the Property by Grantor in separate parcels, as contemplated by paragraphs 2 and 3, and satisfaction of the payment to Beneficiary of the sums identified therein, the Beneficiary shall immediately execute a Request for Partial Reconveyance, reconveying the original Deed of Trust and the original First Amendment to Deed of Trust on the parcel sold, to Grantor.

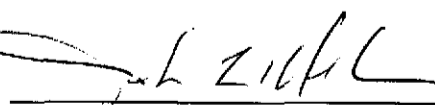
2. All terms of the Deed of Trust not otherwise modified herein, remain in full force and effect.

GRANTOR:



Vidette Davoli Raab, Trustee of Raab Family Trust established under Paragraph Sixth of the Last Will and Testament of Peter M. Raab, dated September 4, 1996

Dated: 7-30-2015

BENEFICIARY:


John L. Miller

Dated: 8-4-2015


Margaret K. Miller

Dated: 8-4-2015

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Vidette Davoli Raab signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the trustee of Raab Family Trust established under Paragraph Sixth of the Last Will and Testament of Peter M. Raab, dated September 4, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument



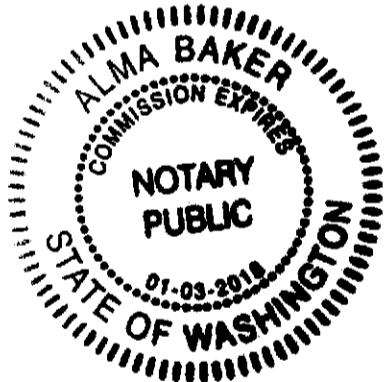
and official seal this 20th day of July, 2015

[Signature]
Notary Public in and for the State of Washington
Print name: Gregory E. Thilman
My appointment expires: 8-29-17

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me John L. Miller and Margaret K. Miller, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of August, 2015.



[Signature]
Notary Public in and for the State of Washington
Print name: ALMA BAKER
My Commission expires: 1/3/2018

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The under signed is the legal owner and holder of the note and all other indebtedness secured by the within deed of trust. Said note, together with all other indebtedness secured by said deed of trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said deed of trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said deed of trust, and to reconvey, without warranty, to the parties designated by the terms of said deed of trust, all the estate now held by you thereunder.

Dated: _____

