

RETURN ADDRESS:  
MOUNTAIN PACIFIC BANK  
CONSUMER LENDING  
3732 Broadway  
Everett, WA 98201



201704070048

Skagit County Auditor

\$75.00

4/7/2017 Page

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3 11:28AM

CHICAGO TITLE  
620020183

### MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 201311180051

Additional on page \_\_\_\_

Grantor(s):

1. HUNTER, ANDREW C.
2. HUNTER, MARIANNE

Grantee(s)

1. MOUNTAIN PACIFIC BANK

Legal Description: LOTS 1, 2 AND 3, SKAGIT COUNTY SHORT PLAT NO. PL09-0085 TAX  
ACCOUNT NO. : P123056 / 340414-4-002-0100; P130152 / 340414-4-002-0309 AND  
P130153 / 340414-4-002-0408

Additional on page 2

Assessor's Tax Parcel ID#: P123056 / 340414-4-002-0100; P130152 / 340414-4-002-0309  
and P130153 / 340414-4-002-0408

THIS MODIFICATION OF DEED OF TRUST dated April 3, 2017, is made and executed between  
ANDREW C. HUNTER and MARIANNE HUNTER, HUSBAND AND WIFE; whose address is  
22830 GUNDERSON ROAD, MOUNT VERNON, WA 98273 ("Grantor") and MOUNTAIN  
PACIFIC BANK, whose address is CONSUMER LENDING, 3732 Broadway, Everett, WA 98201  
("Lender").

**MODIFICATION OF DEED OF TRUST  
(Continued)**

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated November 7, 2013 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

201311180051.

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the following described real property located in SKAGIT County, State of Washington:

LOT 1, 2 AND 3, SKAGIT COUNTY SHORT PLAT NO. PL09-0085, AS APPROVED FEBRUARY 16, 2010, RECORDED FEBRUARY 16, 2010, UNDER AUDITOR'S FILE NO. 201002160178, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RNGE 4 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

The Real Property or its address is commonly known as 22830 AND 22754 GUNDERSON ROAD, MOUNT VERNON, WA 98273. The Real Property tax identification number is P123056 / 340414-4-002-0100; P130152 / 340414-4-002-0309 and P130153 / 340414-4-002-0408.

**MODIFICATION.** Lender and Grantor hereby modify the Deed of Trust as follows:

**PRINCIPAL INCREASE OF \$50,000.00.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 3, 2017.**

**GRANTOR:**

x Andrew C. Hunter  
ANDREW C. HUNTER

x Marianne Hunter  
MARIANNE HUNTER

**LENDER:**

**MOUNTAIN PACIFIC BANK**

x Karen Calvert  
KAREN CALVERT, Mortgage Loan Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

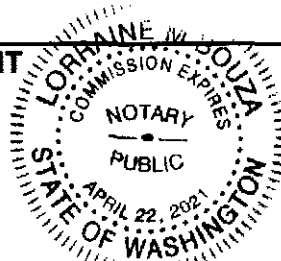
STATE OF Washington

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COUNTY OF Skagit

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On this day before me, the undersigned Notary Public, personally appeared **ANDREW C. HUNTER and MARIANNE HUNTER, Husband and Wife**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of April, 2017

By Lorraine M. Bouza

Residing at Mount Vernon

Notary Public in and for the State of WA

My commission expires 4-22-21

LENDER ACKNOWLEDGMENT

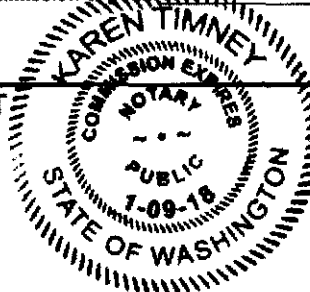
STATE OF Washington

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COUNTY OF Snohomish

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On this 5th day of April, 2017, before me, the undersigned Notary Public, personally appeared **KAREN CALVERT** and personally known to me or proved to me on the basis of satisfactory evidence to be the Mortgage Loan Officer, authorized agent for **MOUNTAIN PACIFIC BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MOUNTAIN PACIFIC BANK**, duly authorized by **MOUNTAIN PACIFIC BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **MOUNTAIN PACIFIC BANK**.

By Karen Calvert

Residing at Arlington

Notary Public in and for the State of WA

My commission expires 1-9-18