

RECORDING REQUESTED BY:

Document Prepared by:
Andrea Foss
Bank of America, N.A.
Partial Release Department
7105 Corporate Drive
Plano, TX 75024



201705110043
Skagit County Auditor \$152.00
5/11/2017 Page 1 of 7 1:35PM

AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
TX2-981-03-25
7105 Corporate Drive, Bldg B
Plano, TX 75024

Space Above for Recorder's Use

PH9040 20-36-4

MODIFICATION TO DEED OF TRUST AND PARTIAL RECONVEYANCE

This Modification to Deed of Trust and Partial Reconveyance ("Modification"), is made this 4 day of May, 2017 among Bank of America, N.A. ("Beneficiary"), ReconTrust Company, N.A. ("Trustee") and Jon K. Edson and Nancy A. Edson (the "Borrower(s)") (collectively referred to herein as the "parties").

RECITALS

This Modification is made with reference to the following facts:

A. The Borrower(s) made, executed, and delivered to Mortgage Electronic Registration Systems, Inc. whose address is P.O. Box 2026, Flint MI 48501-2026 as designated nominee for Bank of America, N.A. beneficiary of security instrument and its successors and assigned that certain Deed of Trust dated December 20, 2010, and recorded on January 6, 2011, as Document No./Instrument No. 201101060037, in the Official Records in the Office of the County Recorder of Skagit County, State of Washington ("Deed of Trust"), securing a Note dated December 20, 2010, in the principal amount of \$192,900.00 in favor of the Beneficiary and legally describing the real property as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

B. Whereas, the Deed of Trust was assigned to Bank of America, N.A. by Assignment of Deed of Trust, dated December 15, 2014, and recorded December 29, 2014, in Document # 201412290117: and

C. The purpose of this Modification is for lot line adjustment.

TERMS OF MODIFICATION

1. For value received, the parties hereto do hereby modify said Deed of Trust to provide that the legal description therein shall be as follows ("Secured Property"):

SEE EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF

2. The Borrower(s) irrevocably grant(s) and convey(s) the Secured Property to Trustee under the Deed of Trust together with power of sale subject to each and all of the terms and conditions of the Deed of Trust, including this Modification thereto.

3. The Borrower(s), the Trustee and the Beneficiary do hereby reconvey, without warranty, to the person or persons legally entitled thereto, all the estate in and to any portion of the legal description first described hereinabove, which is not included within the description to the Secured Property.

4. The terms of the Deed of Trust, which are incorporated herein by reference, shall remain in full force and effect and be binding thereon to the extent they are not inconsistent with the provisions of this Modification. In the event of any inconsistency between the provisions of this Modification and the original Deed of Trust, the provisions of this Modification shall control. The Deed of Trust, herein modified, when signed by all parties hereto, shall constitute one Deed of Trust.

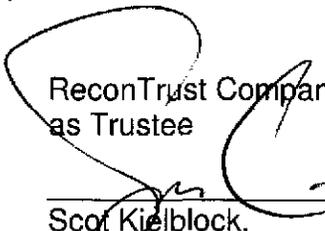
5. This Modification shall inure to and bind the heirs, devisees, successors and assigns of the parties hereto.

6. This Modification may be executed in counterparts, but shall be of no force and effect unless and until all parties to this Modification have duly executed this document.

IN WITNESS WHEREOF, the parties hereto have executed this Modification the day and year first above written.

ReconTrust Company, N.A.,
as Trustee

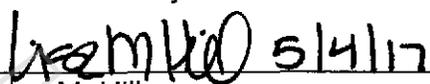
No Seal



Scot Kielblock,
Vice President

5/4/17

Bank of America, N.A.,
as Beneficiary



Lisa M. Hill,
Assistant Vice President



Jon K. Edson,
Borrower



Nancy Edson,
Borrower

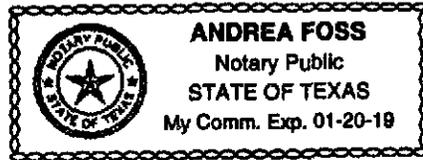
(ALL SIGNATURES MUST BE ACKNOWLEDGED)

CERTIFICATE OF ACKNOWLEDGMENT

State of Texas
County of Collin

This instrument was acknowledged before me on May 4, 2017 by Scot Kielblock, Vice President of ReconTrust Company, N.A., a national association, on behalf of said corporation.

Andrea Foss
(SEAL)
(Notary Public Signature)



TYPE OF DOCUMENT:

Modification to Deed of Trust and
Partial Reconveyance

DOCUMENT DATE:

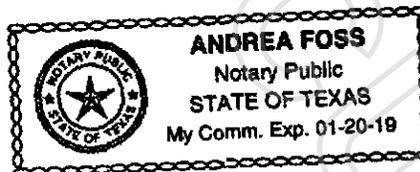
May 4, 2017

CERTIFICATE OF ACKNOWLEDGMENT

State of Texas
County of Collin

This instrument was acknowledged before me on May 4, 2017 by Lisa M. Hill, Assistant Vice President of Bank of America, N.A., a national association, on behalf of said corporation.

Andrea Foss
(SEAL)
(Notary Public Signature)



TYPE OF DOCUMENT:

Modification to Deed of Trust and
Partial Reconveyance

DOCUMENT DATE:

May 4, 2017

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skaqit

On May 11, 2017, before me, Jon K. Edson,
personally appeared _____, known to me (or
proved to me on the oath of _____ or through
_____), to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she executed the same for the
purposes and consideration therein expressed.
WITNESS MY HAND AND OFFICIAL SEAL

Betha VanPutte



CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skaqit

On May 11, 2017, before me, Nancy A. Edson,
personally appeared _____, known to me (or
proved to me on the oath of _____ or through
_____), to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she executed the same for the
purposes and consideration therein expressed.
WITNESS MY HAND AND OFFICIAL SEAL

Betha VanPutte

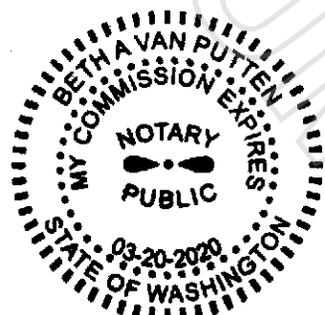


Exhibit A

LEGAL DESCRIPTION

The following described property:

The following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North 1/2 of the Southeast 1/4 of Section 20 Township 36 North, Range 4 East W.M., described as follows:

Beginning at the Southeast corner of said subdivision; thence North 89 deg 43' 53" West along the South line of said subdivision 1,552.22 feet to the point of beginning; thence North 28 deg 19' East 261.20 feet; thence South 85 deg 34' 27" West 68.71 feet; thence North 4 deg 35' West 25 feet; thence North 85 deg 25' East 85 feet; thence North 28 deg 19' East 235.46 feet, more or less, to the South line of the C.C.C. Road, as the same existed on April 3, 1945; thence Southeasterly along the Southerly line of said C.C.C. Road to the point of intersection of a line drawn North 3 deg 22' 01" West from the point on the South line of said North 1/2 of the Southeast 1/4 which is North 89 deg 43' 53" West 894.85 feet from the Southeast corner of said subdivision; thence South 3 deg 22' 01" West 346.45 feet, more or less, to the South line of said Subdivision; thence North 89 deg 43' 53" West along the South line of said subdivision, 657.37 feet to the true point of beginning.

Assessor's Parcel No: 36042040030108

EXHIBIT B
RETAINED

PARCEL NO.: P133653

(2.9000 AC) LOT 1 OPEN SPACE RURAL, SKAGIT COUNTY SHORT CARD NO. PL-16-0044, RECORDED UNDER AF#201703310128, BEING A PORTION OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 20, TOWNSHIP 36 NORTH RANGE 4 EAST, WM.

PARCEL NO.: P49640

(0.94000AC) LOT 1, SKAGIT COUNTY SHORT CARD NO. PL-16-0044, RECORDED UNDER AF#201703310128, BEING A PORTION OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 20, TOWNSHIP 36 NORTH RANGE 4 EAST, WM.