



201709060132

Skagit County Auditor

\$77.00

9/6/2017 Page

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MODIFICATION TO DEED OF TRUST

THIS MODIFICATION TO DEED OF TRUST is made this the 9th day of August, 2017, by and between Jimmy R. Maynard and Doris J. Jenkins, Husband and Wife as Joint Tenants ("Borrowers"), and Bank of America, N.A. ("Lender").

WITNESSETH

WHEREAS, the Borrowers previously executed that certain Deed of Trust dated May 21, 2009, in the original principal amount of \$356,366.00, which Deed of Trust was recorded in the Official Records of Skagit County on September 1, 2009, as Instrument No. 200909010077 (the "Deed of Trust");

WHEREAS, the Borrowers currently own and the Deed of Trust currently encumbers certain real property commonly known as 23583 Fremali Lane, Mount Vernon, WA, and which is more particularly described in Exhibit A, attached hereto and made a part hereof (the "Original Property");

WHEREAS, in connection with an action instituted by the Borrowers in Skagit County Superior Court, which action was assigned Case Number 14-2-00977-4, the Borrowers did acquire certain additional real property, which is more particularly described in Exhibit B, attached hereto and made a part hereof (the "New Property"); and

WHEREAS, Borrowers and Lender desire for the Deed of Trust to encumber both the Original Property and the New Property;

NOW THEREFORE, Borrower and Lender agree as follows:

1. Borrowers do hereby consent, acknowledge, and agree that the Deed of Trust is a valid and enforceable lien on the New Property; and
2. Borrower and Lender for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby acknowledge and agree that nothing in this Modification to Deed of Trust modifies the encumbrance or the enforceability of the Deed of Trust on the Original Property.

IN WITNESS WHEREOF, the Borrowers have duly executed this Modification to Deed of Trust as of the day and year indicated below.

AGREED TO AND ACCEPTED BY:

Jimmy R. Maynard

Jimmy R. Maynard
Date: 08-09-17

Doris J. Jenkins

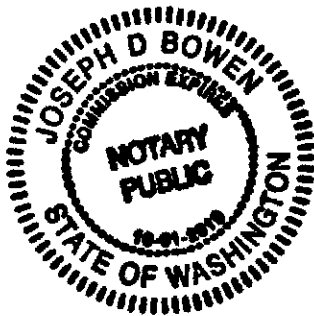
Doris J. Jenkins
Date: 08-09-17

STATE of WA
COUNTY of SKAGIT

I, JOSEPH D. BOWEN, a Notary Public for said County and State, do hereby certify that JIMMY R. MAYNARD and DORIS J. JENKINS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of Aug., 20 17.

(seal)



Joseph D. Bowen
(Signature)

Joseph D Bowen
(Type or Print Name)

Notary Public, State of WA
Commission No.: _____
My Commission Expires: 10/1/19

EXHIBIT A

ORIGINAL PROPERTY LEGAL DESCRIPTION

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

Tract 26 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M.;

Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision 501-80, recorded under Auditor's File No. 8009240045, records of Skagit County, Washington. Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Being the same property as described in Deed Instrument No. 200104190131, Dated 04/10/2001 and Recorded 04/19/2001 in Skagit County Records.

Tax/Parcel ID: 330434-2-006-0304

Commonly Known As: 23583 Fremali Lane, Mount Vernon, WA,

EXHIBIT B

NEW PROPERTY LEGAL DESCRIPTION

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

That portion of Lot 27 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M. more particularly described as follows:

COMMENCING AT THE MOST WESTERLY CORNER OF THE LOT LINE BETWEEN SAID LOTS 26 AND 27 OF THE ABOVE REFERENCED FIVE ACRE SEGREGATION; THENCE N 40° 54' 20" E ALONG THE NORTHERLY LINE OF SAID LOT LINE A DISTANCE OF 103.00 FEET; THENCE N 53° 21' 39" E A DISTANCE OF 29.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 29° 35' 55" E A DISTANCE OF 11.60 FEET; THENCE N 76° 51' 55" E A DISTANCE OF 16.88 FEET; THENCE N 64° 24' 29" E A DISTANCE OF 54.69 FEET; THENCE N 74° 12' 45" E A DISTANCE OF 60.34 FEET; THENCE N 72° 26' 52" E A DISTANCE OF 73.80 FEET; THENCE N 59° 32' 17" E A DISTANCE OF 28.16 FEET; THENCE N 12° 30' 48" W A DISTANCE OF 22.29 FEET; ; THENCE N 19° 29' 27" W A DISTANCE OF 26.65 FEET; ; THENCE N 21° 04' 37" E A DISTANCE OF 15.93 FEET; THENCE N 57° 06' 53" E A DISTANCE OF 45.22 FEET; THENCE N 25° 13' 12" E A DISTANCE OF 14.02 FEET; THENCE N 11° 57' 06" W A DISTANCE OF 27.69 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 27; THENCE S 53° 21' 39" W ALONG SAID LINE A DISTANCE OF 329.10 FEET TO THE TRUE POINT OF BEGINNING.