

RETURN ADDRESS:

Banner Bank
Consumer Loan Servicing
P.O. Box 1391
Walla Walla, WA
99362-2181



201802120145

Skagit County Auditor

\$77.00

2/12/2018 Page

1 of

4 11:44AM

Land Title and Escrow

01-1161221-55

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 201302190008

Additional on page ____

Grantor(s):

1. Costanti, Daniel J
2. Costanti, Catherine A

Grantee(s)

1. Banner Bank

Legal Description: PTN NW 1/4 NW 1/4, 32-36-4 E W.M. & PTN SW 1/4 SW1/4, 29-36-4 E W.M.

Additional on page 2

Assessor's Tax Parcel ID#: P50480, 360432-2-010-0109, P50479, 360432-2-010-0018, P110141, 360429-3-012-0100

THIS MODIFICATION OF DEED OF TRUST dated February 8, 2018, is made and executed between Daniel J Costanti and Catherine A Costanti, husband and wife, whose address is 19206 Morton Rd, Burlington, WA 98233 ("Grantor") and Banner Bank, whose address is Burlington Branch, 110 Cascade Mall Drive, Burlington, WA 98233 ("Lender").

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

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 15, 2013 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded Deed of Trust, Recorded on February 19, 2013 Recording #201302190008 in Skagit County, Washington.

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

As said in Deed of Trust

The Real Property or its address is commonly known as 19206 Morton Rd, Burlington, WA 98233. The Real Property tax identification number is P50480, 360432-2-010-0109, P50479, 360432-2-010-0018, P110141, 360429-3-012-0100.


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

Increase in credit line limit to \$60,000.00.

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 FEBRUARY 8, 2018.

GRANTOR:

x 
Daniel J Costanti

x 
Catherine A Costanti

LENDER:

BANNER BANK

x 
Heather Kuchera
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skiagit)

Notary Public
State of Washington
HEATHER KUCHERA
MY COMMISSION EXPIRES
MARCH 04, 2020

On this day before me, the undersigned Notary Public, personally appeared Daniel J Costanti and Catherine A Costanti, 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 9th day of February, 2018

By Heather Kuchera Residing at Sedro Woolley, WA
Notary Public in and for the State of WA My commission expires March 4, 2020

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skiagit)

On this 9th day of February, 2018, before me, the undersigned Notary Public, personally appeared Heather Kuchera and personally known to me or proved to me on the basis of satisfactory evidence to be the authorized officer of, authorized agent for Banner Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Banner Bank, duly authorized by Banner 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 Banner Bank.

By Cody S. Ellison Notary Public
State of Washington Residing at Mt Vernon
Notary Public in and for the State of WA CODY S. ELLISON
MY COMMISSION EXPIRES
FEBRUARY 10, 2018 My commission expires 2-10-2018

Schedule "A-1"

01-166221-SS

DESCRIPTION:

PARCEL "A":

The North 630 feet of the East 346 feet of the West 640 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 1, Short Plat No. 44-89, approved November 28, 1989, recorded November 29, 1989, under Auditor's File No. 8911290081, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of a tract of land located in the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M. that was deeded to Daniel Costanti and Catherine Costanti, husband and wife, recorded on October 21, 1976, under Auditor's File No. 844673, records of Skagit County, Washington. This parcel was also deeded to Daniel and Catherine Costanti by deed recorded January 3, 1977, under Auditor's File No. 848568, records of Skagit County, Washington;
thence from said Northwest corner of the Costanti tract North $55^{\circ}39'59''$ West for a distance of 359.65 feet to a point on the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 East, W.M.;
thence South $01^{\circ}00'30''$ East along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29 to the Southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29;
thence South $01^{\circ}43'09''$ West along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M. for a distance of 646.22 feet to the Southeast corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South $87^{\circ}16'56''$ East along the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 36 North, Range 4 East, W.M. for a distance of 640.10 feet;
thence North $01^{\circ}43'09''$ East along the East line of said Costanti tract if projected Southerly for a distance of 13.81 feet to the Southeast corner of said Costanti tract;
thence North $87^{\circ}04'46''$ West along the South line of said Costanti tract for a distance of 346.08 feet to the Southwest corner of said tract;
thence North $01^{\circ}43'09''$ East along the West line of said Costanti tract for a distance of 630.14 feet to the Northwest corner of said tract and the true point of beginning.

Situate in the County of Skagit, State of Washington.