

After recording mail to:
Ruth Moore
9079 Harrison Rd.
Sedro Woolley, WA 98284



Skagit County Auditor
4/17/2018 Page 1 of 4 8:31AM \$77.00

Filed for Record at Request of:
Shandi Smith
9179 Harrison Rd.
Sedro Woolley, WA 98284

Grantor: Ruth Moore
Grantee: Shandi Smith
Re: Tax Parcel 40080 and 40083

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181530
APR 17 2018

**Re-Record to Make Corrections:
Amendment to a Real Estate Contract
Amending Skagit County Auditor's
File's No. ~~201804170001~~**

Amount Paid
Skagit Co. Treasurer
By *Chdm* Deputy

201803280096

This amendment (hereinafter referred to as Amendment) to the above referenced real estate contract (hereinafter referred to as Contract) is entered into this 15 day of April, 2018 between Ruth more, as her separate property as "Grantor" and Shandi Smith, as her separate property as "Grantee".

The Grantor and Grantee entered into the above referenced real estate contract on September 12, 2013 and both parties have determined that it needs to be amended. The purpose of the Amendment is to adjust the terms and conditions. Following are the reasons and actions taken with this Amendment:

p-40080 p-40083

1. Parties Previously Included: The name Roy E. Smith, Jr. was included in the Contract. As part of a divorce decree between Roy E. Smith, Jr. and Shandi Smith, Roy E. Smith, Jr. quit-claimed all of his interest in the real estate described in that Contract to Shandi Smith but the name of Roy E. Smith, Jr. was not eliminated from the Contract with Ruth Moore. With this Amendment, his name is deleted.
2. Renegotiated Terms: The terms of the loan identified in the Contract have been renegotiated. The new terms between them are identified in a Promissory Note which has been separately created and signed by the parties. The terms and conditions described in this Amendment are included in that Promissory Note by reference and the terms of the Promissory Note are included in this Amendment by reference.
3. Right of Life Estate: As part of this Amendment, the Grantee acknowledges an existing verbal commitment wherein the Grantor retains a "Reservation of Life Estate" for approximately one (1) acre located on parcel number 40800 to be used by the Grantor for the placement of her mobile home and accessory dwellings without any charge of remuneration. This Life Estate gives the Grantor the right to live on and occupy that location until her death.

4. **Identified Secured Property:** The Contract identified two parcels of property (P40080 and P40083) as security and it has be decided that only parcel P40080 is needed. The legal descriptions of those parcels are provided in attached Exhibit A. Parcel 40080 (See Exhibit A, Parcel A) is retained as security for the Contract. Parcel 40083 (See Exhibit A, Parcel B) is eliminated as security.
5. **Right to Reacquire the Secured Property:** The Grantee gives the Grantor the option to purchase the property secured by this Amendments (P40080) if the Grantee decides to sell it.

All other terms of the aforementioned Contract remain in place.

EXHIBIT "A"PARCEL "A":

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 5 East, W.M.

EXCEPT the West 20 feet as conveyed to Skagit County for road purposes by deed recorded April 4, 1922, under Auditor's File No. 84198, and

EXCEPT that portion lying within the as-built and/or established right-of-way of Burmaster Road along the North line thereof, and

EXCEPT the following described tract:

Beginning at the center point of the North line of said Section 21;
thence East 176 feet;
thence South 490 feet;
thence West 176 feet;
thence North 490 feet to the point of beginning

PARCEL "B":

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 5 East, W.M.

EXCEPT the West 20 feet thereof as conveyed to Skagit County for road purposes by deed recorded April 4, 1922, under Auditor's File No. 84199.

All situate in the County of Skagit, State of Washington.