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05/17/2018 03:20 PM Pages: 1 of 3 Fees: \$75.00
Skagit County Auditor

RETURN ADDRESS:

The Bank of the Pacific
Loan Service Department
1216 Skyview Drive
Aberdeen, WA 98520

Land Title and Escrow

201706300215

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 01-162208-QE ✓

Additional on page ____

Grantor(s):

- 1. PROPERTY TRIO, LLC

Grantee(s)

- 1. BANK OF THE PACIFIC

Legal Description: Lot 2, Reserve Area 2 & Septic Area 2, Short Card No. PL-16-0146

Additional on page ____

Assessor's Tax Parcel ID#: 350401-4-013-0002

P133643
P35575



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THIS MODIFICATION OF DEED OF TRUST dated May 14, 2018, is made and executed between PROPERTY TRIO, LLC; A Washington Limited Liability Corporation ("Grantor") and BANK OF THE PACIFIC, whose address is BELLINGHAM COMMERCIAL/AGRICULTURE LOAN C, 4124 HANNEGAN ROAD, BELLINGHAM, WA 98226 ("Lender").

UNOFFICIAL DOCUMENT



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

Loan No: 110487608

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 23, 2017 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

Deed of Trust for HEATHER N. SCHUH AND BRANDON J. SCHUH, WHO ACQUIRED TITLE AS HEATHER SCHUH AND BRANDON SCHUH, WIFE AND HUSBAND Recorded on June 30, 2017 under recording number 201706300215.

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

Lot 2, Reserve Area ² and Septic Area ², SKAGIT COUNTY SHORT CARD NO. PL-16-0146, approved on March 23, 2017, recorded on April 3, 2017, under Auditor's File No. 201703270114, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 35 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 23XX MOSIER ROAD, SEDRO WOOLLEY, WA 98284. The Real Property tax identification number is 350401-4-013-0001.

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

Change vesting on Deed of Trust from HEATHER N. SCHUH AND BRANDON J. SCHUH, WHO ACQUIRED TITLE AS HEATHER SCHUH AND BRANDON SCHUH, WIFE AND HUSBAND TO PROPERTY TRIO LLC, A WASHINGTON LIMITED LIABILITY CORPORATION.

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 endorser 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 MAY 14, 2018.

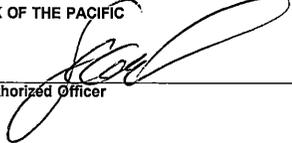
GRANTOR:

PROPERTY TRIO, LLC

By: 
HEATHER N SCHUH, Member/Manager of PROPERTY TRIO, LLC

LENDER:

BANK OF THE PACIFIC

X 
Authorized Officer



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

Loan No: 110487608

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit

SCOTT C. DE GRAW
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires May 30, 2018

On this 15th day of May, 2018, before me, the undersigned Notary Public, personally appeared HEATHER N SCHUH, Member/Manager of PROPERTY TRIO, LLC, and personally known to me or proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]
Notary Public in and for the State of WA

Residing at Sec 12 Woolley
My commission expires 5-30-2018

LENDER ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF WHATCOM

DONNA L. OLNEY
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires May 16, 2019

On this 16TH day of MAY, 2018, before me, the undersigned Notary Public, personally appeared SCOTT REID and personally known to me or proved to me on the basis of satisfactory evidence to be the LOAN OFFICER, authorized agent for BANK OF THE PACIFIC that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of BANK OF THE PACIFIC, duly authorized by BANK OF THE PACIFIC 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 BANK OF THE PACIFIC.

By [Signature]
Notary Public in and for the State of WA

Residing at BELLINGHAM
My commission expires 5-16-19