



201805230020

05/23/2018 10:55 AM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

RAY W. BLOOM
Sanford Stuber Testamentary Trust
4820 Green Hills Ct
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2018

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

MODIFICATION TO REAL ESTATE CONTRACT

| | |
|-----------------------------|---|
| Referenced Documents: | 200805230168 200905210103 |
| Grantor (s) | THE SANFORD STUBER TESTAMENTARY TRUST, RAY W. BLOOM and CHARLES C. HALL, Successor Co-Trustees |
| Grantee (s) | SHIRLEY A. LEE, a single woman, and THE ESTATE OF NOLAN H. LEE, deceased, Shirley A. Lee, Personal Representative as to 2/3, and GREG N. LEE, as to 1/3 |
| Abbreviated Legal: | 1-33-1 E W.M.; Ptn NW 1/4 of SE 1/4; The SW 1/4 of SE 1/4; & Gov. Lot 7, including manufactured home 4443A Fleetwood 1989 44 x 28. |
| Assessor's Tax Parcel No's: | 330301-4-003-0014 (P15288) 330301-4-002-0007 (P15287) 330301-0-013-0002 (P15247) |

MODIFICATION AGREEMENT

THIS AGREEMENT made and entered into this 11th day of May, 2018, between RAY W. BLOOM and CHARLES S. HALL, as successor co-trustees of the Sanford Stuber Testamentary Trust, as Grantors, and SHIRLEY A. LEE, a single woman and as personal representative of the Estate of Nolan H. Lee, deceased, as to 2/3 interest, and GREG N. LEE, a married man as his separate property as to a 1/3 interest, collectively the Grantees, with respect to that certain Real Estate Contract (the "Contract"), dated May 21, 2008, and recorded May 23, 2008, under Skagit County Auditor's File No. 200805230168.

WITNESSETH THAT:

WHEREAS, the original grantors in the Contract were RAY W. BLOOM and ELLIOTT W. JOHNSON, in their capacities as co-personal representatives of the Estate of Sanford Stuber, deceased; AND

WHEREAS, original grantor's interest in said Contract was assigned to RAY W. BLOOM and ELLIOTT W. JOHNSON, as co-trustees of the Sanford Stuber Testamentary Trust (the "Trust"), by that certain Vendor's Assignment of Real Estate Contract & Deed, dated May 20, 2009, and recorded May 21, 2009, under Skagit County Auditor's File No. 200905210103; AND

WHEREAS, upon the death of co-trustee Elliott W. Johnson on April 16, 2010, RAY W. BLOOM and CHARLES C. HALL were appointed as successor co-trustees of the Trust by appointment and acceptance as evidenced in that Declaration of Successor Co-Trustees dated August 24, 2010; AND

WHEREAS, the original grantee NOLAN LEE passed away October 15, 2017, his estate being administered by SHIRLEY A. LEE, Personal Representative of the Estate of Nolan H. Lee, deceased, under Skagit County Superior Court Cause No. 17-4-00402-29; AND

WHEREAS, Excise tax on this transaction was paid May 23, 2008, receipt number 1660; AND

WHEREAS, the parties hereto desire to change and modify the terms of the Contract.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contain, it is mutually agreed as follows:

1. That the Final Payment Date contained in Section I.B. (TERMS OF DEFERRED AMOUNT TO BE PAID TO SELLER:) of the Contract is hereby extended to May 1, 2023.
2. That the Miscellaneous requirement that the net proceeds of sale of subdivided house and lot shall be applied towards the purchase price, as contained in Section I.B. (TERMS OF DEFERRED AMOUNT TO BE PAID TO SELLER:) of the Contract is hereby removed.
3. That in all other respects said Contract shall remain unaffected, unchanged and unimpaired by reason of the execution of this Agreement.
4. That the Grantees agree to pay off said Contract according to the terms thereof as herein changed and modified, and agree to perform all of the acts to be performed by the Purchaser under the terms of said Contract.

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that CHARLES C. HALL is the persons who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the Sanford Stuber Testamentary Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 11th day of May, 2018.



Virginia S. Voigt
(Signature)
NOTARY PUBLIC
VIRGINIA S. VOIGT
Print Name of Notary
My appointment expires: 6/1/21

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GREG N. LEE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11th day of May, 2018.



Virginia S. Voigt
(Signature)
NOTARY PUBLIC
VIRGINIA S. VOIGT
Print Name of Notary
My appointment expires: 6/1/21

STATE OF WASHINGTON)
)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SHIRLEY A. LEE is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it both individually and as the Personal Representative of the Estate of NOLAN H. LEE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 11th day of May, 2018.



Virginia S. Voigt
(Signature)

NOTARY PUBLIC
VIRGINIA S. VOIGT

Print Name of Notary

My appointment expires: 6/1/21

EXHIBIT "A" – LEGAL DESCRIPTION**Parcel "A":**

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 3 East, W.M.,

EXCEPT the following described parcel:

Beginning on the West line of the County road at a point 20 feet North of the South line of said South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 1, Township 33 North, range 3 East, W.M.;

thence West parallel with said South line for a distance of 249 feet; thence North to the North line of said South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence East along said North line to the West line of the County road; thence Southerly along said West line to the point of beginning,

AND EXCEPT road,

AND ALSO EXCEPT ditch and dike rights of way.

Situate in the County of Skagit, State of Washington.

Parcel "B":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Government Lot 7, Section 1, Township 33 North, Range 3 east, W.M.

EXCEPT ROAD,

AND EXCEPT ditch and dike rights of way.

Situate in the County of Skagit, State of Washington.