

RETURN ADDRESS:

SaviBank
Burlington Branch
1020 South Burlington
Blvd
Burlington, WA 98233

CHICAGO TITLE
020034745

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): ~~020034745~~

Additional on page ____

Grantor(s):

1. Edison Investments LLC

201812210062

Grantee(s)

1. SaviBank

Legal Description: PTN BLOCKS 1 & 3 PLAT OF EDISON (HALLERS) AND PTN GOV LOT 3,
33-36-03 Tax Account No.: P72950 / 4099-001-017-0003, P72960 / 4099-003-009-0009,
P48533 / 360333-0-007-0009 and P48534 360333-0-008-0008

Additional on page 5-6

Assessor's Tax Parcel ID#: P72950 / 4099-001-017-0003, P72960 / 4099-003-009-0009,
P48533 / 360333-0-007-0009 and P48534 / 360333-0-008-00008



THIS MODIFICATION OF DEED OF TRUST dated February 19, 2021, is made and executed between Edison Investments LLC; A Washington Limited Liability Company ("Grantor") and SaviBank, whose address is Burlington Branch, 1020 South Burlington Blvd, Burlington, WA 98233 ("Lender").

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

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 27, 2018 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

12/27/2018 and recorded on 12/31/2018 under Skagit County AFN 201812310062.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 5712 Gilkey Ave, Bow, WA 98232. The Real Property tax identification number is P72950 / 4099-001-017-0003, P72960 / 4099-003-009-0009, P48533 / 360333-0-007-0009 and P48534 / 360333-0-008-00008.

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

Current Principal Balance of \$2,388,595.15.

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 19, 2021.

GRANTOR:

EDISON INVESTMENTS LLC

By: 
Chris B. Barker, Member of Edison Investments LLC

By: 
Jennifer N. Barker, Member of Edison Investments LLC

LENDER:

SAVIBANK

X 
JEREMY R. McCULLOUGH, Senior Vice President, Senior Lender



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

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

)

) SS

COUNTY OF Skagit

)

This record was acknowledged before me on February 19, 20 21 by Chris B. Barker,
Member of Edison Investments LLC.



Lorraine M Bouza
(Signature of notary public)

Notary
(Title of office)

My commission expires: 4-22-21
(date)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

)

) SS

COUNTY OF Skagit

)

This record was acknowledged before me on February 19 20 21 by Jennifer N
Barker, Member of Edison Investments LLC.



Lorraine M Bouza
(Signature of notary public)

Notary
(Title of office)

My commission expires: 4-22-21
(date)

MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Washington

)

) SS

COUNTY OF Sagit

)

This record was acknowledged before me on February 19, 20 21 by JEREMY R McCULLOUGH as Senior Vice President, Senior Lender of SavBank.

Lorraine M Bouza
(Signature of notary public)



Notary
(Title of office)

My commission expires:

4-22-21
(date)

CHICAGO TITLE COMPANY OF WASHINGTON

COMMITMENT NO. 620036745

SCHEDULE A
(continued)

5. The Land is described as follows:

For APN/Parcel ID(s): **P72950 / 4099-001-017-0003, P72960 / 4099-003-009-0009, P48533 / 360333-0-007-0009 and P48534 360333-0-008-0008**

Parcel A:

The West Half of the following described tract:

That portion of Government Lot 3 of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, bounded on the North, East and West by the Samish Slough and bounded on the South by the North line of the Town Plat of Edison, according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

EXCEPT the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

Parcel B:

Lots 13 through 17, Block 1, Except the South 12 feet (as measured perpendicular to the South line) of said Lot 13 and Lots 5 through 9, Block 3, Except the South 12 feet (as measured perpendicular to the South line) of said Lot 5, all in the TOWN PLAT OF EDISON (HALLER'S ADDITION), according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach by operation of law.

EXCEPT the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

Parcel C:

The East Half of the following described tract:

That portion of Government Lot 3 of Section 33, Township 36 North, Range 3 East of the Willamette Meridian, bounded on the North, East, and West by the Samish Slough and bounded on the South by the North line of the Town Plat of Edison, according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

EXCEPT the rights-of-way, if any, of Skagit County Diking District No. 19 and Skagit County Drainage District No. 16.

Situated in Skagit County, Washington.

Parcel D:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance w-WA Mod (06/01/2016)

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CHICAGO TITLE COMPANY OF WASHINGTON

COMMITMENT NO. 620036746

SCHEDULE A
(continued)

That portion of the West 1/2 of vacated Gilkey Avenue in the TOWN PLAT OF EDISON (HALLER'S ADDITION), as per the plat thereof recorded in Volume 1 of Plats, Page 7, records of Skagit County, Washington, adjacent to Lot 11, Block 1 of said plat and described as follows:

Beginning at the Southeast corner of Lot 11 of said plat; thence North 89 degrees 13' 30" East along the extension of the South line of said Lot 11, a distance of 9.13 feet to the true point of beginning; thence North 00 degrees 58' 57" East a distance of 33.02 feet to the extension of the North line of said Lot 11; thence North 89 degrees 13' 30" East along said line a distance of 11.14 feet; thence South 00 degrees 46' 30" East a distance of 33.00 feet to the extension of the South line of said Lot 11; thence South 89 degrees 13' 30" West a distance of 12.15 feet to the true point of beginning.

Situated in Skagit County, Washington

Parcel E:

A non-exclusive easement for ingress, egress and utilities over, under and across the West 15.00 feet (as measured perpendicular to the West line) of the East half of vacated Gilkey Avenue adjacent to Lots, 3, 4 and the South 12 feet of Lot 5, Block 3, TOWN PLAT OF EDISON (HALLER'S ADDITION), as per plat recorded in Volume 1 of Plats, Page 7, records of Skagit County, Washington, as retained in deed recorded as Auditor's File No. 201601250094.

Situated in Skagit County, Washington.

Parcel "F":

A non-exclusive easement for ingress, egress and utilities over, under and across the East 10 feet (as measured perpendicular to the East line) of the West half of vacated Gilkey Avenue adjacent to Lot 12 and the South 12 feet of Lot 13, Block 1, TOWN PLAT OF EDISON (HALLER'S ADDITION), as per plat recorded in Volume 1 of Plats, Page 7, records of Skagit County, Washington, as retained in deed recorded as Auditor's File No. 201601250093.

Situated in Skagit County, Washington.

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance w-WA Mod (06/01/2016)

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