

POOR ORIGINAL

202112300061

12/30/2021 12:18 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

RETURN ADDRESS:

SaviBank
Anacortes Lending Office
3201 Commercial Avenue
Anacortes, WA 98221

**ACCOMODATION
RECORDING ONLY**

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 620039180 AFN: 201909050098

Additional on page ____

Grantor(s):

1. Ek Tera Asara LLC

Grantee(s)

1. SaviBank

Legal Description: Lot(s) 1, 2, 3, 4 and 5 Block: 4 WHITNEY'S FIRST ADDITION

Additional on page 2

Assessor's Tax Parcel ID#: 3838-004-003-0001(P60611) & 3838-004-005-0009(P60612)



THIS MODIFICATION OF DEED OF TRUST dated December 29, 2021, is made and executed between Ek Tera Asara, LLC, a Washington Limited Liability Company ("Grantor") and SaviBank, whose address is Anacortes Lending Office, 3201 Commercial Avenue, Anacortes, WA 98221 ("Lender").



MODIFICATION OF DEED OF TRUST (Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 5, 2019 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recording date: 09/05/2019, **filing number:** 201909050098 of Skagit County Auditor, WA records.

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

Parcel A: Lots 1, 2 and 3, Block 4, "WHITNEY'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B: Lots 4 and 5, Block 4, "WHITNEY'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

The Real Property or its address is commonly known as 3002 Q Avenue, Anacortes, WA 98221. The Real Property tax identification number is 3838-004-003-0001(P60611) & 3838-004-005-0009(P60612).

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

Change in terms to modify the original Note and Deed of Trust in the amount of \$5,039,893.00 to the current principal balance of \$3,149,934.00, which reflects the recent SBA 504 debenture payment on December 15, 2021. Note payment to be re-amortized over 25 years. After construction period ends 01/05/2022, rate will be fixed at 3.75% until 03/05/2026. On 03/05/2026, rate will change to 5 year FHLB, with a margin of 2.50% for the remainder of the life of the loan as outlined above.

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 DECEMBER 29, 2021.

GRANTOR:

EK TERA ASARA LLC

By: [Signature]
Jagdeep S. Sandhu, Member of Ek Tera Asara LLC

By: [Signature]
Kuljit K. Shaker, Member of Ek Tera Asara LLC

By: [Signature]
Kulwinder K. Dhaliwal, Member of Ek Tera Asara LLC

By: [Signature]
Tarlochan S. Dhaliwal, Member of Ek Tera Asara LLC

LENDER:

SAVIBANK

x [Signature]
MELISSA KING, Loan Officer for mlk



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

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

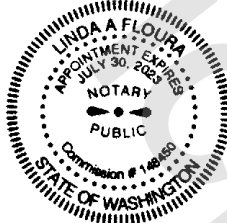
)

COUNTY OF Snohomish

) SS

)

This record was acknowledged before me on 24 December, 20 21 by Jagdeep S. Sandhu, Member of Ek Tera Asara LLC.



Linda A. Flouza
(Signature of notary public)

Notary Public
(Title of office)

My commission expires: 7-30-2023
(date)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

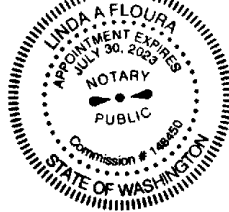
)

COUNTY OF Snohomish

) SS

)

This record was acknowledged before me on 24 December, 20 21 by Kuljit K. Shoker, Member of Ek Tera Asara LLC.



Linda A. Flouza
(Signature of notary public)

Notary Public
(Title of office)

My commission expires: 7-30-2023
(date)



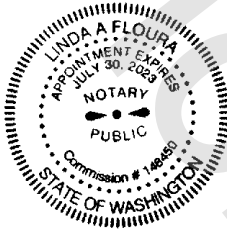
**MODIFICATION OF DEED OF TRUST
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

This record was acknowledged before me on 29 December, 20 21 by Kulwinder K. Dhaliwal, Member of Ek Tera Asara LLC.



Linda A. Floura
(Signature of notary public)

Notary Public
(Title of office)

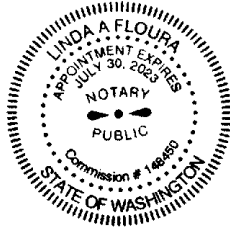
My commission expires:

7.30.2023
(date)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

This record was acknowledged before me on 29 December, 20 21 by Tarlochan S. Dhaliwal, Member of Ek Tera Asara LLC.



Linda A. Floura
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

7.30.2023
(date)

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

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LENDER ACKNOWLEDGMENTSTATE OF Washington

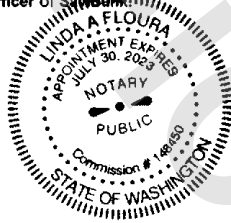
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COUNTY OF Skagit

) SS

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This record was acknowledged before me on 29 December, 20 21 by MELISSA KING
as Loan Officer of Swish



Linda A Floura
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:
7.30.2023
(date)