

**RETURN ADDRESS:**

Heritage Bank  
Attn: Loan Operations  
3615 Pacific Ave  
Tacoma, WA 98418

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**MODIFICATION OF DEED OF TRUST**

205650-LT

Reference # (if applicable): 202205110005

Additional on page \_\_\_\_

Grantor(s):

1. HICKOX ROAD INDUSTRIAL LEASING AND STORAGE, LLC

Grantee(s)

1. HERITAGE BANK

Legal Description: Ptn Lot 2, SP PL-00-03222 AF#200009130060 (Ptn SE ¼ SW ¼, 32-34-4 E W.M.)

Additional on page 2

Assessor's Tax Parcel ID#: 340432-3-021-0100, P117188

**THIS MODIFICATION OF DEED OF TRUST** dated May 20, 2022, is made and executed between HICKOX ROAD INDUSTRIAL LEASING & STORAGE, LLC, a Washington limited liability company, whose address is 101 N SUNSET DR, Camano Island, WA 98282 ("Grantor") and HERITAGE BANK, whose address is 301 Skagit Commercial Lending, P.O. Box 1578, Olympia, WA 98507 ("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 May 6, 2022 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recording Number 202205110005, dated May 11, 2022 in Skagit County, Washington.

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

Lot 2, Skagit County Short Plat No. PL-00-0322, approved September 13, 2000 and recorded September 13, 2000, under Skagit County Auditor's File No. 200009130060, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion more particularly described as follows:

Beginning at the Northwest corner of Lot 1 said Skagit County Short Plat No. PL-00-0322; thence North 89°33'02" East along the North line of said Lot 1, 203.54 feet to the Northeast corner of said Lot 1, also being a Southeast corner of Lot 2 said Skagit County Short Plat No. PL-00-0322; thence North 0°08'55" East along the East line of said Lot 2, 50.00 feet; thence South 89°33'02" West, 203.54 feet to a point bearing North 0°08'55" East from the point of beginning; thence South 0°08'55" West, 50.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 1215 East Hickox Road, Mount Vernon, WA 98274. The Real Property tax identification number is 340432-3-021-0100, P117188.

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

The Personal Property clause of the Deed of Trust is hereby amended to read: Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. However, because the Real Property is or will be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

**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 20, 2022.**

**GRANTOR:**

HICKOX ROAD INDUSTRIAL LEASING AND STORAGE, LLC

By: 

THOMAS LITTLE, Managing Member of HICKOX ROAD INDUSTRIAL LEASING AND STORAGE, LLC

**LENDER:**

HERITAGE BANK

X 

Authorized Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

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## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Skagit)  
) SS  
)This record was acknowledged before me on May 31, 2022, by THOMAS  
LITTLE, Managing Member of HICKOX ROAD INDUSTRIAL LEASING AND STORAGE, LLC.  
(Signature of notary public)

NOTARY PUBLIC  
STATE OF WASHINGTON  
BRADLEY SLOAN  
Lic. No. 160633  
My Appointment Expires  
JUNE 28, 2024

Notary  
(Title of office)

My commission expires:

6-28-2024

(date)

## LENDER ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Skagit)  
) SS  
)This record was acknowledged before me on May 31, 2022, by John  
G. Hanstad as SVP/Commercial of HERITAGE BANK.  
officer  
(Signature of notary public)

NOTARY PUBLIC  
STATE OF WASHINGTON  
BRADLEY SLOAN  
Lic. No. 160633  
My Appointment Expires  
JUNE 28, 2024

Notary  
(Title of office)

My commission expires:

6-28-2024

(date)