

RETURN ADDRESS:

Banner Bank
Bothell Loan Service
Center
P.O. Box 1589
Bothell, WA 98041

MODIFICATION OF DEED OF TRUSTReference # (if applicable): GNW 22-15532 & AF 201202150068 Additional on page ____

Grantor(s):

1. Dane and Jackie Armstrong Revocable Trust
2. Rickett , John
3. Rickett-Gack, Holly, Trustee of Nancy Jean Rickett Marital Trust

Grantee(s)

1. Banner Bank

Legal Description: Section 17, Township 34 North, Range 4 East; Ptn. SW SW

Additional on page ____

Assessor's Tax Parcel ID#: P25540/340417-3-012-0203

THIS MODIFICATION OF DEED OF TRUST dated May 4, 2022, is made and executed between Dane A. Armstrong and Jacquelyn J. Armstrong, Co-Trustees of the Dane and Jackie Armstrong Revocable Trust, dated August 31, 2016 as to an undivided 50% interest, whose address is PO Box 1320, Anacortes, WA 98221 and John W. Rickett, as his separate estate, and Holly Rickett-Gack, Trustee of the Nancy Jean Rickett Marital Trust, pursuant to Skagit County Probate Cause No. 14-4-00380-3 as to an undivided 50% interest , whose address is 228 Park Street, Grangeville, ID 83530 ("Grantor") and Banner Bank, whose address is Spokane Commercial Banking Center, 802 W. Riverside Avenue, Spokane, WA 99201 ("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 February 6, 2012 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded on February 15, 2012 under Recording Number 201202150068, records of Skagit County, State of Washington.

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

Parcel "A":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the Southwest 1/4 of the Southwest 1/4 which is 541.8 feet North and 30 feet East of the corner common to Section 17, 18, 19 and 20 of said Township and Range;
thence North 53 degrees 14' East 444.3 feet;
thence South 43 degrees 11' East 128 feet, more or less, to a point 50 feet distant from and at right angles to the centerline of the abandoned Puget Sound and Cascade Railway Company right-of-way as formerly laid out over and across said Southwest 1/4 of the Southwest 1/4 of said Section 17, said point being the true point of beginning; thence from said true point of beginning run South 65 degrees 40' West, 490 feet, more or less, to a point on the East margin of Riverside Drive, formerly U.S. Highway 99;
thence North along the East margin of Riverside Drive, 87.4 feet, more or less, to the Southeasterly line of the Great Northern Railway Company right-of-way;
thence Northeasterly along the Southeasterly line of said Great Northern Railway Company right-of-way to the North line of said Southwest 1/4 of the South, west 1/4;
thence East along the North line of said Southwest 1/4 of the Southwest 1/4 to a point 392.70 feet West of the Northeast corner of said Southwest 1/4 of the Southwest 1/4;
thence South parallel to the East line of said Southwest 1/4 of the Southwest 1/4, 400 feet;
thence West at right angles, 125.0 feet more or less, to the Southeasterly margin of the abandoned Puget Sound and Cascade Railway right-of-way;
thence Southwesterly along the Southeasterly margin of said abandoned right-of-way, 375 feet, more or less, to a point that bears North 43 degrees 11' West from the true point of beginning; thence South 43 degrees 11' East, 12.6 feet, more or less, to the true point of beginning.

Parcel "B":

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence South 0 degrees 03'58" West along the East line thereof, 88.51 feet; thence South 54 degrees 25'58" West, 483.17 feet;
thence North 0 degrees 03'58" East parallel with the East line of said subdivision to the North line thereof; thence Easterly along the North line of said subdivision to the point of beginning, EXCEPT that portion, if any, lying within the boundaries of that certain tract conveyed to James A. Duffy and Sharon R. Duffy, husband and wife, by Deed recorded April 27, 1967 under Auditor's File No. 698155.

The Real Property or its address is commonly known as 1022 Riverside Dr, Mount Vernon, WA 98273. The Real Property tax identification number is P25540/340417-3-012-0203.

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

This Deed of Trust secures a Promissory Note dated May 3, 2022, between Borrower and Lender, in the amount of \$950,000.00 for an additional principal advance of \$216,915.29 with a maturity date of April 30, 2032, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Note or Credit Agreement.

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

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

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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 4, 2022.

GRANTOR:**DANE AND JACKIE ARMSTRONG REVOCABLE TRUST**By: 

Dane A. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust

By: 

Jacquelyn J. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust

X

John Rickett

X

Holly Rickett-Gack, Trustee of Nancy Jean Rickett Martial Trust under the provisions of a Trust Agreement dated May 23, 1996


LENDER:**BANNER BANK**X 

Authorized Officer

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DANE AND JACKIE ARMSTRONG REVOCABLE TRUST

X 
John Rickett

X _____
Authorized Officer

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

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GRANTOR:**DANE AND JACKIE ARMSTRONG REVOCABLE TRUST**

By: _____

Dane A. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust

By: _____

Jacquelyn J. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust

X _____

John Rickett

X _____

Holly Rickett-Gack, Trustee of Nancy Jean Rickett Martial Trust under the provisions of a Trust Agreement dated May 23, 1996

LENDER:**BANNER BANK**


X _____

Authorized Officer

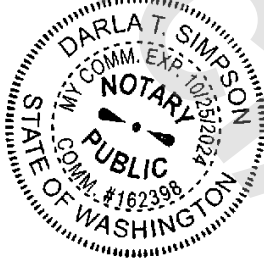
MODIFICATION OF DEED OF TRUST
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TRUST ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)This record was acknowledged before me on May 16, 2022 by Dane A. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust.
(Signature of notary public)notary public
(Title of office)

My commission expires:

10/25/2024
(date)

MODIFICATION OF DEED OF TRUST
(Continued)

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TRUST ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Sikagit)

This record was acknowledged before me on May 16, 2022 by Jacquelyn J. Armstrong, Trustee of Dane and Jackie Armstrong Revocable Trust.



Darla T. Simpson
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:
10/25/2024
(date)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on _____, 20____ by John Rickett .

(Signature of notary public)

(Title of office)

My commission expires:

(date)

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STATE OF _____)
) SS
COUNTY OF _____)

(date)

STATE OF Idaho)
) SS
COUNTY OF Idaho)

(date)

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

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TRUST ACKNOWLEDGMENTSTATE OF California

)

) SS

COUNTY OF Sonoma

)

This record was acknowledged before me on May 25, 2022 by Holly
Rickett-Gack, Trustee of Nancy Jean Rickett Martial Trust.



Amber N. Kennedy
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

May 9, 2023
(date)

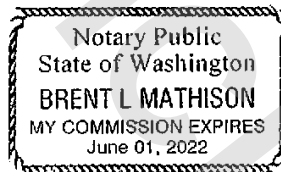
MODIFICATION OF DEED OF TRUST
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LENDER ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Spokane)

This record was acknowledged before me on May 20, 2022 by Wade
Dissmeyer as SVP of Banner Bank.



Brent L Mathison
(Signature of notary public)

Notary
(Title of office)

My commission expires:

6-1-2022
(date)