

**RETURN ADDRESS:**

Banner Bank  
Spokane Loan Operations  
110 S. Ferrall Street  
Spokane, WA 99202

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 200807290100

Additional on page \_\_\_\_

Grantor(s):

1. Spring Meadows, L.L.C.

Grantee(s)

1. Banner Bank

Legal Description: Lots 2 & 3, Burlington BSP #1-00, AF# 200003030001 (being a portion of NW NW, 8-34-4)

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Assessor's Tax Parcel ID#: (P116510) 8026-000-002-0000 and (P116511) 8026-000-003-0000

**THIS MODIFICATION OF DEED OF TRUST dated September 22, 2022, is made and executed between Spring Meadows, L.L.C., a Washington Limited Liability Company, whose address is 245 E. George Hopper Rd., Burlington, WA 98233 ("Grantor") and Banner Bank, whose address is North Sound Commercial Banking Center, 1600 Cornwall Avenue, Bellingham, WA 98225 ("Lender").**

**MODIFICATION OF DEED OF TRUST  
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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated July 28, 2008 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded on July 29, 2008 under Recording Number 200807290100, 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:**

Lot 2 of the City of Burlington Binding Site Plan 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's file No. 200003030001, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M.,

**EXCEPT** that portion of said Lot 2 described as follows:

Beginning at the Northwest corner of said Lot 2;  
thence South 0°09'29" East, along the West line of said Lot 2, a distance of 36.14 feet;  
thence North 88°40'21" East 174.30 feet, more or less, to the East line of said Lot 2;  
thence North 1°19'39" West, along the East line thereof, 36.13 feet to the Northeast corner of said Lot 2;  
thence South 88°40'21" West 173.57 feet, more or less, to the point of beginning,

**ALSO EXCEPT** that portion of said Lot 2 described as follows:

Beginning at the Southwest corner of said Lot 2;  
thence North 88°40'21" East, along the South line thereof, 127.12 feet;  
thence North 89°47'25" West 127.09 feet, to the West line of said Lot 2;  
thence South 0°09'29" East, along said line, 3.41 feet to the point of beginning.

**TOGETHER WITH** that portion of Lot 3 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of said Lot 3;  
thence North 88°40'21" East, along the North line thereof, 127.12 feet to the true point of beginning;  
thence continue North 88°40'21" East 51.54 feet to the Northeast corner of said Lot 3;  
thence South 0°12'35" West, along the East line thereof, 1.38 feet to a point which lies South 89°47'25"  
East from the true point of beginning;  
thence North 89°47'25" West 51.52 feet to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

**Parcel B:**

Lot 3 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's File No. 200003030001, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M.,

**TOGETHER WITH** that portion of Lot 2 of said Binding Site Plan described as follows:

Beginning at the Southwest corner of said Lot 2;  
thence North 88°40'21" East, along the South line thereof, 127.12 feet;  
thence North 89°47'25" West 127.09 feet, to the West line of said Lot 2;  
thence South 0°09'29" East along said line, 3.41 feet to the point of beginning

**EXCEPT** that portion of said Lot 3 described as follows:

Beginning at the Northwest corner of said Lot 3;  
thence North 88°40'21" East, along the North line thereof, 127.12 feet to the true point of beginning;  
thence continue North 88°40'21" East 51.54 feet to the Northeast corner of said Lot 3;  
thence South 0°12'35" West, along the East line thereof, 1.38 feet to a point which lies South 89°47'25"  
East from the true point of beginning;  
thence North 89°47'25" West 51.52 feet to the true point of beginning.

**TOGETHER WITH** that portion of Lot 4 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of said Lot 4;  
thence South 0°09'29" East, along the West line thereof, 8.23 feet;  
thence South 89°47'25" East 177.17 feet to the East line of said Lot 4;  
thence North 0°12'35" East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4;  
thence South 88°40'21" West 177.29 feet to the point of beginning.

**MODIFICATION OF DEED OF TRUST  
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Situate in the City of Burlington, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 1625 and 1635 South Walnut, Burlington, WA 98233. The Real Property tax identification number is (P116510) 8026-000-002-0000 and (P116511) 8026-000-003-0000.

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

The Real Property Description and the Assessor's Tax Parcel ID# are hereby amended as shown 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 SEPTEMBER 22, 2022.**

**GRANTOR:**

**SPRING MEADOWS, L.L.C.**

By: 

Michael V. Fohn, Manager of Spring Meadows, L.L.C.

By: 

Maureen Fohn, Member of Spring Meadows, L.L.C.

**LENDER:**

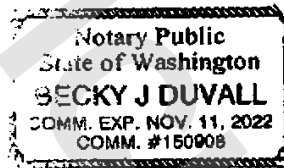
**BANNER BANK**

X 

Authorized Officer

**MODIFICATION OF DEED OF TRUST**  
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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF Washington )  
 ) SS  
COUNTY OF Snohomish )This record was acknowledged before me on October 25, 2022, by Michael V. Fohn, Manager of Spring Meadows, L.L.C.,Becky J Duvall  
(Signature of notary public)Notary  
(Title of office)

My commission expires:

11-11-2022  
(date)

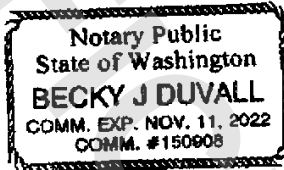
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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skegitt )

This record was acknowledged before me on October 25, 2022 by Maureen Fohn,  
Member of Spring Meadows, L.L.C..



Becky J Duvall  
(Signature of notary public)

Notary  
(Title of office)

My commission expires:  
11-11-2022  
(date)

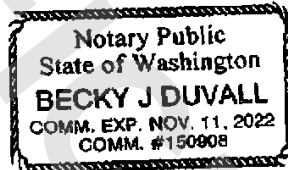
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**LENDER ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on October 25, 2022 by Michael  
Burke as Officer of Banner Bank.



Becky J Duvall  
(Signature of notary public)

Notary  
(Title of office)

My commission expires:

11-11-2022  
(date)