

RETURN ADDRESS:

First Fed Bank
105 W 8th St/PO Box 351
Port Angeles, WA
98362-0055

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 202103240151

Additional on page ____

Grantor(s):

1. Mount Vernon Plaza Associates, L.L.C.

Grantee(s)

1. First Fed Bank

Legal Description: Portions of the North 1/2 of the NW SW of Sec. 17, Twp. 34 N>, R. 4 E.,
W.M.

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Assessor's Tax Parcel ID#: P25984/340417-3-005-0006; P25678/340417-0-080-0000;
P25673/340417-0-077-0005; P25677/340417- 0-079-0003

THIS MODIFICATION OF DEED OF TRUST dated 11/01/2022, is made and executed between Mount Vernon Plaza Associates, L.L.C., a Washington Limited Liability Company ("Grantor") and First Fed Bank, whose address is First Federal - Eastside, 1603 E 1st St, Port Angeles, WA 98362 ("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 March 4, 2021 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded on March 24, 2021, as instrument number 202103240151 by the Recorder of Deeds, 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 NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, EXCEPT THE SOUTH 450 FEET THEREOF, AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD AND STATE HIGHWAY RIGHTS OF WAY, AND EXCEPT THAT PORTION THEREOF LYING EAST OF A LINE RUNNING SOUTH FROM A POINT ON THE SOUTH LINE OF THE A.W. FURBER ROAD THAT IS 262.33 FEET WEST OF THE WEST LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, AND EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 816623 THROUGH 816628, INCLUSIVE. ALSO EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8.

PARCEL "B":

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 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 ON THE EAST SIDE OF THE STATE HIGHWAY, 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY, 115 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 211 FEET; THENCE NORTH TO A POINT 211 FEET EAST OF THE POINT OF BEGINNING AND 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8. TOGETHER WITH THE NON-EXCLUSIVE BENEFITS OF THE DECLARATION OF PARKING EASEMENT AND RECIPROCAL ACCESS EASEMENTS BETWEEN 223 NORTH GREEN BAY STREET, LLC AND MOUNT VERNON PLAZA ASSOCIATES, LLC DATED JULY 21, 2009, RECORDED JULY 30, 2009 AS AUDITOR'S FILE NO. 200907300083.

PARCEL "C":

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE A.W. FURBER ROAD (NOW CALLED COLLEGE WAY) AT ITS INTERSECTION WITH THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S FORMER RIGHT-OF-WAY; THENCE WEST ALONG THE SOUTH LINE OF SAID ROAD 262.33 FEET; THENCE SOUTH 190 FEET, MORE OR LESS, TO A POINT 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID ROAD TO THE WESTERLY LINE OF SAID PACIFIC NORTHWEST TRACTION COMPANY'S FORMER RIGHT-OF-WAY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 816621. ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED MARCH 26, 2008 AND RECORDED UNDER AUDITOR'S FILE NO. 200804150169, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D":

THOSE PORTIONS OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: THE NORTH 115 FEET OF THE SOUTH 450 FEET OF THAT PORTION OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, LYING WESTERLY OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RIGHT-OF-WAY AND EAST OF THE PACIFIC HIGHWAY; EXCEPT THE WEST 211 FEET OF THAT PORTION OF SAID PREMISES LYING EAST OF THE PACIFIC HIGHWAY.

The Real Property or its address is commonly known as 414-526 East College Way, Mount Vernon, WA 98273. The Real Property tax identification number is P25984/340417-3-005-0006; P25678/340417-0-080-0000; P25673/340417-0-077-0005; P25677/340417-0-079-0003.

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

The subsection captioned "Personal Property." under the section of said Deed of Trust captioned "DEFINITIONS." shall be amended to read as follows:

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

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, should the Real Property 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).

The subsection captioned "Lender." under the section of said Deed of Trust captioned "DEFINITIONS." shall be amended to read as follows:

Lender. The word "Lender" means First Fed Bank, its successors and assigns.

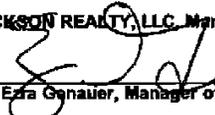
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender 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 11/01/2022.

GRANTOR:

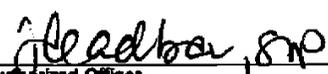
MOUNT VERNON PLAZA ASSOCIATES, L.L.C.

JACKSON REALTY, LLC, Manager of Mount Vernon Plaza Associates, L.L.C.

By: 
Ezra Genauer, Manager of Jackson Realty, LLC

LENDER:

FIRST FED BANK

x 
Authorized Officer

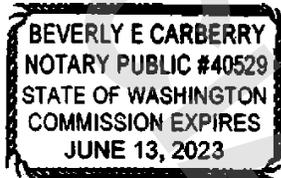
**MODIFICATION OF DEED OF TRUST
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF King)

This record was acknowledged before me on November 1, 2022 by Ezra Genauer,
Manager of Jackson Realty, LLC, Manager of Mount Vernon Plaza Associates, L.L.C..



Beverly E Carberry
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:
6-13-23
(date)

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

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LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Clallam)

This record was acknowledged before me on November 16, 2022 by Tyanna
Godhaw as SUP Dir of Ops of First Fed Bank.

Emily Jernigan
(Signature of notary/public)

Notary Public
(Title of office)

My commission expires:
11/24/2024
(date)

