

RETURN ADDRESS:

The Bank of the Pacific
Loan Service Department
1216 Skyview Drive
Aberdeen, WA 98520

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200750-LT

Additional on page ____

Grantor(s):

1. JELCO , LLC

Grantee(s)

1. BANK OF THE PACIFIC

Legal Description: Portions of Blocks 3, 4 & 6; all Blocks 5, 7, 8 & 9, Albertson's Add. to the
Town of Burlington

Additional on page ____

Assessor's Tax Parcel ID#: 4078-009-011-0007/P 72436 & 4078-005-000-0008/P 72429



#####073501302023

THIS MODIFICATION OF DEED OF TRUST dated January 30, 2023, is made and executed between JELCO , LLC ; A Washington Limited Liability Company ("Grantor") and BANK OF THE PACIFIC, whose address is BELLINGHAM COMMERCIAL/AGRICULTURE LOAN C, 4124 HANNEGAN ROAD, BELLINGHAM, WA 98226 ("Lender").



#####073501312023

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

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated June 10, 2021 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED 06-17-2021 WITH RECORDING NUMBER 202106170110 IN SKAGIT COUNTY, WASHINGTON, IN THE ORIGINAL AMOUNT OF \$4,062,797.00.

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

PARCEL "A":

The East 1/2 and the North 25 feet of the West 1/2 of Block 3; all of Block 4, EXCEPT the North 25 feet of the West 1/2; the South 13 feet of Lot 8, Block 6 and all of Blocks 7, 8 and 9, inclusive, all located in "ALBERTSON'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 4 of Plats, page 1, records of Skagit County, Washington.

ALSO TOGETHER WITH those portions of Acre Street and Mount Vernon Street vacated by City of Burlington Ordinance #874 and that portion of Byron Street vacated by City of Burlington Ordinance No. 880, EXCEPT the West 15 feet of Byron Street adjacent to Block 5 of said Plat, AND EXCEPT the East 15 feet of the North 50 feet of Byron Street as vacated by said Ordinance No. 880.

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

PARCEL "B":

Block 5, "ALBERTSON'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 4 of Plats, page 1, records of Skagit County, Washington.

AND that portion of the property vacated in accordance with Burlington Ordinance 880 lying adjacent to the property described hereinabove and legally described as follows:

Byron Street lying between Blocks 3, 4 and 5 on the West and Blocks 6, 7, 8 and on the East and running from the South boundary of Blocks 5 and 9 North to a point 25 feet South of the North boundary of said Block 3, being within the Plat of "ALBERTSON'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 4 of Plats, page 1, records of Skagit County, Washington.

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

The Real Property or its address is commonly known as 1010 & 1026 S SPRUCE STREET, BURLINGTON WA 98233. The Real Property tax identification number is 4078-009-011-0007/P 72436 & 4078-005-000-0008/P 72429.

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

UPDATING THE MAXIMUM LIEN AMOUNT TO REFLECT THE CURRENT PRINCIPAL BALANCE OF \$4,053,317.68.

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 JANUARY 31, 2023.

GRANTOR:

JELCO , LLC

By: 
JOHN M. LOUWS , Manager of JELCO , LLC

LENDER:

BANK OF THE PACIFIC

x 
Authorized Officer



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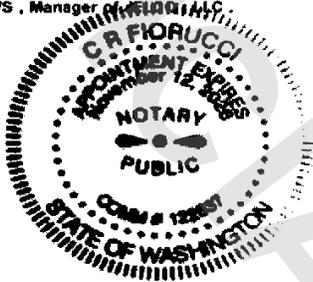
**MODIFICATION OF DEED OF TRUST
(Continued)**

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Whatcom)

This record was acknowledged before me on 02.02, 20 23 by JOHN M. LOUWS, Manager of FIORUCCI



C.R. Fiorucci
(Signature of notary public)

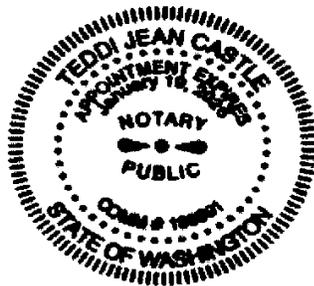
Director of Administration
(Title of office)

My commission expires: Nov. 12, 2026
(date)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Whatcom)

This record was acknowledged before me on February 6, 20 23 by Corwyn Brulotte as COO of BANK OF THE PACIFIC.



Teddi Jean Castle
(Signature of notary public)

Notary Public
(Title of office)

My commission expires: January 19, 2026
(date)



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

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UNOFFICIAL DOCUMENT