

**RETURN ADDRESS:**  
PEOPLES BANK  
Loan Services Department  
PO Box 233  
LYNDEN, WA 98264

M22646

202104140144

**MODIFICATION OF MORTGAGE**

Reference # (if applicable): \_\_\_\_\_  
Grantor(s):  
1. LEE, GREG N.

Additional on page \_\_\_\_\_

Grantee(s)  
1. PEOPLES BANK

**ACCOMMODATION  
RECORDING ONLY**

Legal Description: Ptn GL 3, Ptn SW 1/4 NE 1/4, 13-33-3 E W.M.

Additional on page 2

Assessor's Tax Parcel ID#: 330313-0-007-0105 / P15795



**THIS MODIFICATION OF MORTGAGE** dated May 22, 2023, is made and executed between GREG NOLAN LEE, who also appears of record as GREG N. LEE, as his separate estate, whose address is 18116 SKAGIT CITY RD, MOUNT VERNON, WA 98273 (referred to below as "Grantor") and PEOPLES BANK, whose mailing address is 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 (referred to below as "Lender").

**MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 5051386-203

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**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 13, 2021 (the "Mortgage") which has been recorded in Skagit County, State of Washington, as follows:

A Mortgage dated April 13, 2021 and recorded April 14, 2021 under Auditor's File No. 202104140144, records of Skagit County, Washington.

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

SUBJECT TO and TOGETHER WITH easement, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the County of Skagit, State of Washington.

**Parcel "A"**

The South 990 feet of the Southwest ¼ of the Northeast ¼ of Section 13, Township 33 North, Range 3 East, W.M., EXCEPT that portion, if any, lying within the North 330 feet of said subdivision, EXCEPT that portion lying Southwesterly of the centerline of Keekealla Slough, EXCEPT that portion lying within Short Plat No. 49-75, recorded in Book 1 of Short Plats, page 79, under Auditor's File No. 826381, records of Skagit County, Washington, EXCEPT Skagit City Road, AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 10, 1931, in Volume 157 of Deeds, page 303, records of said County and State.

ALSO, Government Lot 3, Section 13, Township 33, North Range 3 East, W.M., EXCEPT the North 330 feet thereof, EXCEPT that portion conveyed to Dike District No. 2 by deed recorded June 21, 1898, in Volume 35 of Deeds, page 439, records of Skagit County, Washington, AND EXCEPT that portion lying within Short Plat No. 49-75, recorded in Book 1 of Short Plats, page 79, under Auditor's File No. 826381, records of said County and State, AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded October 30, 1975, under Auditor's File No. 825549, records of said County and State, AND EXCEPT existing dike right-of-way.

Situated in the County of Skagit, State of Washington

The Real Property or its address is commonly known as NHN Skagit City Road, Mount Vernon, WA 98273. The Real Property tax identification number is 330313-0-007-0105 / P15795.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

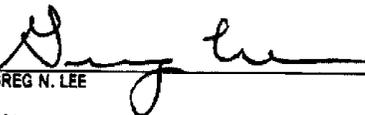
**THE NOTE AMENDS, RESTATES AND REFINANCES IN ITS ENTIRETY THE PROMISSORY NOTE DATED APRIL 13, 2021, BY BORROWER SKAGIT CITY FARM, INC. IN THE ORIGINAL AMOUNT OF \$500,000.00, UNDER PEOPLES BANK LOAN NUMBER 5051386-202.**

**INCREASE NOTE AND CREDIT LIMIT AMOUNT FROM \$500,000.00 TO \$650,000.00 WHICH INCLUDES A NEW ADVANCE OF \$150,000.00.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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 MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 22, 2023.**

GRANTOR:

x   
GREG N. LEE

LENDER:

PEOPLES BANK

x   
Authorized Signer

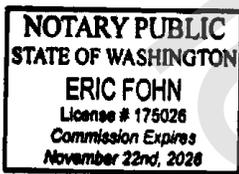
Loan No: 5051386-203 **MODIFICATION OF MORTGAGE** (Continued) Page 3

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on May 25, 2023 by GREG N. LEE.

Eric H  
(Signature of notary public)



Notary Public  
(Title of office)

My commission expires:  
11-22-2026  
(date)

**LENDER ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on May 25, 2023 by Eric Fohn as Lender of PEOPLES BANK.

Jennifer Covey  
(Signature of notary public)



VP-District Br. Mgr.  
(Title of office)

My commission expires:  
Dec. 11, 2025  
(date)