



202307100018

07/10/2023 09:28 AM Pages: 1 of 2 Fees \$204.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Private Lending Investments

P.O. Box 891

Burlington, WA 98233

MODIFICATION OF DEED OF TRUST

Reference #: 201912230131

Grantor(s): Brian Shelley Properties LLC

Grantee(s): Venteurs LLC

THIS MODIFICATION OF DEED OF TRUST dated June 23, 2023, is made and executed between Brian Shelley Properties LLC ("Grantor") and Venteurs LLC, whose address is 855 S. Alder Street, Suite B, Burlington, WA 98233 ("Lender")

DEED OF TRUST Lender and Grantor have entered into a Deed of Trust dated December 23, 2019 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded December 23, 2019 under AF# 201912230131

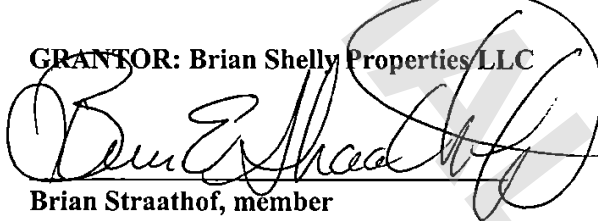
MODIFICATION Lender and Grantor hereby modify the Deed of Trust as follows:

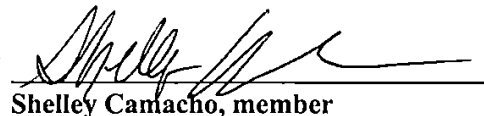
An advance in the amount of \$160,000.00 has been made bringing the principal to \$440,000.00

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 the 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.

GRANTOR: Brian Shelly Properties LLC


Brian Straathof, member


Shelley Camacho, member

STATE OF WASHINGTON)

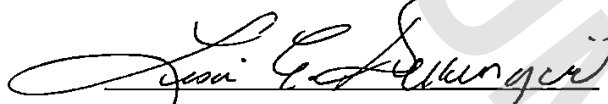
) SS.

COUNTY OF Skaigt)

I certify that I know or have satisfactory evidence that Brian Straathof and Shelley Camacho, is the person (s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they is/are authorized to execute the instrument, and acknowledged it as members of Brian Shelley Properties LLC to be the free and voluntary act for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO ME this 21st day of June, 2023.




NOTARY PUBLIC
State of Washington
My commission expires: 04-19-2026