

Recording Requested by Simplifile

Return to:

Visionet Systems Inc.

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Pittsburgh, PA 15275

RE-RECORDING

MODIFICATION AGREEMENT - DOT

BORROWERS: BRIAN R. HEDLUND AND LISA L. HEDLUND, HUSBAND AND WIFE

LENDER: BANNER BANK

REASON FOR RE-RECORD: BORROWERS ARE MODIFYING THE DEED OF TRUST  
RECORDED 2/25/2020 AS INST. NUMBER 201506160024 IN SECOND PARAGRAPH  
ON PAGE ONE.

RECORDING NUMBER: 202306280004

RECORDING DATE: 06/28/2023

**AFTER RECORDING RETURN TO:**  
Consumer Loan Servicing  
P.O. Box 1391  
Walla Walla, WA  
99362-2181

(Space Above This Line For Recording Data)

## MODIFICATION AGREEMENT - DEED OF TRUST

**THIS MODIFICATION AGREEMENT ("Agreement")** is made this 13th day of June, 2023, between Brian R. Hedlund and Lisa L. Hedlund, husband and wife, whose address is 709 S 2ND ST LA CONNER, WA 98257 ("Grantor"), and Banner Bank - Burlington Branch whose address is 301 E Fairhaven Avenue, Burlington, Washington 98233 ("Lender").

Banner Bank - Burlington Branch and Grantor entered into a Deed of Trust dated February 13, 2020 and recorded on February 25, 2020, filed for record in the records of the County of Skagit, State of Washington with Recording Number 201506160024 ("Deed of Trust"). The Deed of Trust covers the following described real property:

Address: 709 S 2nd St, La Conner, Washington 98257

Legal Description: As said in Deed of Trust

Brief Legal: Lots 9, 10, 11 and 12, Block P, MAP OF LACONNER Volume 2 of Plats, page 49 Skagit County, Washington

Parcel ID/Sidwell Number: 4123-016-010-0008/P74044, 4123-016-012-0006/P74045

Property Size: 1 acres.

It is the express intent of the Grantor and Lender to modify the terms and provisions set forth in the Deed of Trust. Grantor and Lender hereby agree to modify the Deed of Trust as follows:

- Increase in credit line limit to \$550,000.00.

Grantor and Lender agree that the Deed of Trust including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Deed of Trust on the Property. Nothing contained herein shall in any way impair the Deed of Trust or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Deed of Trust it being the intent of Grantor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Deed of Trust.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Deed of Trust modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Grantor who signed the original Deed of Trust does not sign this Agreement, then all Grantors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

**ORAL AGREEMENTS DISCLAIMER.** This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Grantor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

[Signature] 4/13/23  
Brian R Hedlund Date

[Signature] 6/13/23  
Lisa L Moore-Hedlund Date

**INDIVIDUAL ACKNOWLEDGMENT**

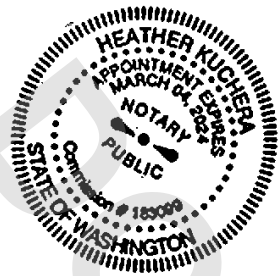
STATE OF WASHINGTON  
COUNTY OF Snohomish

On this day personally appeared before me Brian R Hedlund and Lisa L Moore-Hedlund, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 10-13-2023

My commission expires: 3-4-2024  
Notary Public, in and for the state of Washington,  
residing at  
Sedro Woolley

[Signature]  
Notary Public

(Official Seal)



LENDER: Banner Bank - Burlington Branch

[Signature] 10-13-2023  
By: Heather Kuchera Date  
Its: Personal Banker

**BUSINESS ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF Skagit

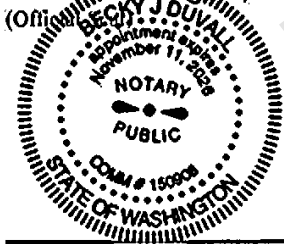
On this the 6-13-2023, before me, Becky J Duvall a Notary Public, personally appeared Heather Kuchera, Personal Banker on behalf of Banner Bank - Burlington Branch, a(n) Washington-Chartered Commercial Bank, to me personally known or who having proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Lender by himself/herself as Personal Banker of Banner Bank - Burlington Branch, and that the foregoing instrument is the voluntary act and deed of the Lender.

In witness whereof, I hereunto set my hand and, if applicable, official seal.

My commission expires: 11-11-2026  
Notary Public, in and for the state of Washington,  
residing at

Becky J Duvall  
Notary Public

301 E Fairhaven Ave  
Burlington, WA 98233



NMLS COMPANY IDENTIFIER: 439266  
NMLS ORIGINATOR IDENTIFIER: 951185

**THIS INSTRUMENT PREPARED BY:**  
Consumer Loan Servicing  
P.O. Box 1391  
Walla Walla, WA  
99362-2181

