



202312290030

12/29/2023 10:35 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:

Michael A. August and Cheryl D. August
328 Medford Heights Ln
Medford, OR 97504

AMENDMENT TO DEED OF TRUST

Grantors: Daniel Soria and Amber L. Soria, Husband and Wife
Grantees: Michael A. August and Cheryl D. August, Husband and Wife
Trustee: Chicago Title Insurance Company
Abbreviated Legal Description: SECTION 16, TOWNSHIP 36, RANGE 3, PORTION
GOVERNMENT LOT 2 AND NE 1/4 OF NW 1/4
Tax Parcel Number: P47922 / P47931
Associated Documents: 201501230086

WHEREAS, **AMBER L. SORIA and DANIEL SORIA**, a married couple, whose mailing address is **P. O. Box 988, Burlington, WA 98233** ("Borrowers") were the Borrowers under the said Promissory Note dated January 22, 2015 in the amount of Five Hundred Thousand Dollars (\$500,000) as secured by the Deed of Trust recorded under Skagit County Recording Number 201501230086; and

WHEREAS, **AMBER L. SORIA and DANIEL SORIA** wish to transfer the Property which is the subject of the Deed of Trust, whose legal description is set forth on Exhibit A (the "Property") to **DANIEL SORIA**, as his sole and separate property, pursuant to a separation agreement between the parties; and


WHEREAS, **AMBER L. SORIA** wishes to be removed as a borrower from the Note and Deed of Trust and released from any obligations under the Note and Deed of Trust; and

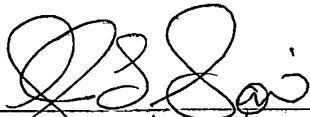
NOW THEREFORE, in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, to Lender paid by **AMBER L. SORIA, an unmarried woman, and DANIEL SORIA, an unmarried man**, receipt of which is hereby acknowledged, the Lender does

hereby cancel, discharge and release **AMBER L. SORIA** as a Borrower under the Note and Deed of Trust and the parties hereto agree to amend the said Note and Deed of Trust to that effect.


PROVIDED, HOWEVER, that this Amendment to Deed of Trust shall not in any way affect or impair the right of the Lender to hold **DANIEL SORIA** liable as a Borrower under said Deed of Trust and Note for the obligations remaining due under said Deed of Trust and the Note and this Amendment of Deed of Trust shall not affect the enforceability of said Note or Deed of Trust.

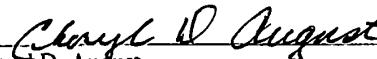
GRANTORS:


Daniel Soria
Dated: 12-29-2023


Amber L. Soria
Dated: 12/29/23

GRANTEES:


Michael A. August
Dated: 12-18-23


Cheryl D. August
Dated: 12-18-23

STATE OF OREGON

COUNTY OF Jackson

On this day personally appeared before me **MICHAEL A. AUGUST**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18 day of December, 2023.



Julie Ann Stephens
Notary Public in and for the State of
Oregon, residing at Key Bank 1217
Printed name Julie Ann Stephens
My Commission Expires February 28, 2025
1217 CRATER LAKE AVE
MEADFORD, OR 97504

STATE OF OREGON

COUNTY OF Jackson

On this day personally appeared before me **CHERYL D. AUGUST**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18 day of December, 2023.



Julie Ann Stephens
Notary Public in and for the State of
Oregon, residing at Key Bank 1217
Printed name Julie Ann Stephens
My Commission Expires February 28, 2025
1217 CRATER LAKE AVE
Medford, OR 97504

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me **DANIEL SORIA**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of DECEMBER, 2023.



Judith A. Williams
Notary Public in and for the State of WA
Washington, residing at STANWOOD
Printed name JUDITH A. WILLIAMS
My Commission Expires 10/29/26

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me **AMBER L. SORIA**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of DECEMBER, 2023.



Judith A. Williams
Notary Public in and for the State of WA
Washington, residing at STANWOOD
Printed name JUDITH A. WILLIAMS
My Commission Expires 10/29/26

EXHIBIT A

That property situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 2 and the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 36 North, Range 3 East, W.M., lying Northeasterly of the right of way of State Road No. 1, known as the Pacific Highway, described as follows:

Beginning at a point 1,386.36 feet South and 1,738.48 feet East of Northwest corner of said Section 16, marked with a nail in the center of an access road at the projection of the Southerly edge of the Richard N. Steele Home; thence North 23 degrees West 147.79 feet along the centerline of said access road also being a line common with an adjacent parcel deeded to Jerry V. Schreuder, to the point of intersection of a curve to the right; thence North 52 degrees 34' East 54.60 feet along the centerline of said access road, also being common with said Schreuder property; thence North 12 degrees West 60.00 feet along a line common with said Schreuder property to the Northwesterly corner of said Schreuder property; thence South 82 degrees West 66.59 feet; thence South 67 degrees West 180 feet, more or less to the Easterly right of way line of State Highway 11; thence Southeasterly along right of way approximately 344 feet to a point which lies South 67 degrees West from a point of intersection with a line extended South 23 degrees East 100 feet from the point of beginning; thence North 67 degrees East 120 feet, more or less to the point of intersection; thence North 23 degrees West 100 feet to the point of beginning.

EXCEPTING THEREFROM, any portion thereof lying within State Road No. 1. Known as Pacific Highway and State Highway 11.