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MODIFICATION OF DEED OF TRUST

Reference # (if applicable): XXXX101-1

Additional on page ____

Grantor(s):

- 1. KL Property Investments LLC

Grantee(s)

- 1. Umpqua Bank

Abbreviated Legal Description: Lots 17 and 18, Valley View Addn.

Additional on last page of document

Assessor's Tax Parcel ID Number. P70122, P70123

THIS MODIFICATION OF DEED OF TRUST ("Modification") dated October 15, 2024, is made and executed between KL Property Investments LLC, a Washington limited liability company ("Grantor") and Umpqua Bank, whose address is PO Box 1580, Roseburg, OR 97470 ("Lender").

DEED OF TRUST. Grantor granted a Deed of Trust dated December 29, 2017 in favor of Lender which was recorded on January 04, 2018 as Instrument No. 201801040055 in the official records of Skagit County, Washington (as it may have been previously amended, the "Deed of Trust"). The current loan obligation may have been previously modified and all prior modifications, if any, are hereby acknowledged, ratified, and confirmed.

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

See Exhibit "A" which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The real property or its address is commonly known as 17406 State Route 536, Mount Vernon, WA 98273.

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

The definition of "Indebtedness" in the **DEFINITIONS** section is amended and restated in its entirety to read as follows:

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

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Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

The definition of "**Personal Property**" in the **DEFINITIONS** section is amended by adding the following to the end thereof:

However, should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

KL PROPERTY INVESTMENTS LLC

By: 

Authorized Signer

LENDER:

UMPQUA BANK

By: 

Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

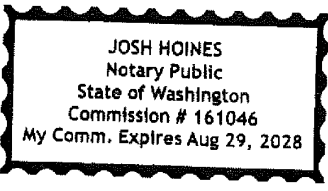
REPRESENTATIVE ACKNOWLEDGMENT

State of Washington
County of SKAGIT

This record was acknowledged before me on 12-9, 2024 by
KURT AIZENS as Member of KI Property Investments
LLC.

[Signature]
(Signature of notary public)
Notary Public
(Title of office)

My commission expires: 8-29-2028
(date)



(Stamp)

LENDER ACKNOWLEDGMENT

State of Washington
County of SKAGIT

This record was acknowledged before me on December 9, 2024 by
Josh Hoines as Branch Manager of Umpqua Bank.

[Signature]
(Signature of notary public)
Notary Public
(Title of office)

My commission expires: 2/21/28
(date)



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

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Exhibit "A"

Lots 17 and 18, "VALLEY VIEW ADDITION", in the Southwest 1/4 of Section 13, Township 34 North, Range 3 East W.M., as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.