

## RECORDING REQUESTED BY

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Roseburg, OR 97470

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## MODIFICATION OF DEED OF TRUST

Reference # (if applicable): XXXXX1076

Additional on page \_\_\_\_

Grantor(s):

1. MTV LLC

Grantee(s)

1. Umpqua Bank

Abbreviated Legal Description: PTN SE 31-34-04

Additional on last page of document

Assessor's Tax Parcel ID Number. 340431-4-005-0006 (P29315) &amp; 340431-4-006-0005 (P29316)

THIS MODIFICATION OF DEED OF TRUST ("Modification") dated December 5, 2024, is made and executed between MTV 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 21, 2004 in favor of Lender which was recorded on December 29, 2004 as Instrument No. 200412290078 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 3813 & 3817 Old Hwy 99 South, Mount Vernon, WA 98273. The real property tax identification number is 340431-4-005-0006 (P29315) & 340431-4-006-0005 (P29316).

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

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

**MODIFICATION OF DEED OF TRUST  
(Continued)****Page 2 of 4**

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 endorser 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:**

MTV LLC

By: 

Authorized Signer

**LENDER:**

UMPQUA BANK

By: 

Authorized Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

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## REPRESENTATIVE ACKNOWLEDGMENT

State of Washington

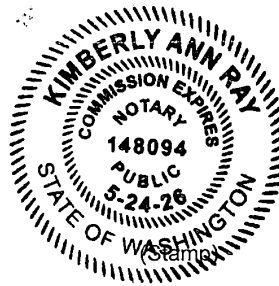
County of King

This record was acknowledged before me on January 14<sup>th</sup>, <sup>2025</sup>~~2024~~ by Donald F. GAI as managing member of MTV LLC.

Kimberly Ann Ray  
(Signature of notary public)

Notary  
(Title of office)

My commission expires: 5-24-26  
(date)



## LENDER ACKNOWLEDGMENT

State of Washington

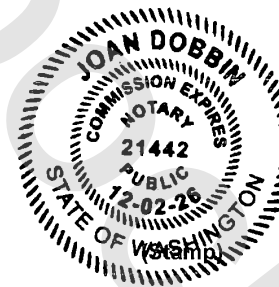
County of King

This record was acknowledged before me on January 14<sup>th</sup>, <sup>2025</sup>~~2024~~ by Kimberly Ann Ray as Manager of Umpqua Bank.

Joan Dobbin  
(Signature of notary public)

Notary  
(Title of office)

My commission expires: 12-2-26  
(date)



MODIFICATION OF DEED OF TRUST  
(Continued)

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Exhibit "A"

THAT PORTION OF THE NORTH 125 FEET OF THE SOUTH 698 FEET OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34  
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE  
RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY;

EXCEPT STATE HIGHWAY RIGHT-OF-WAY;

TOGETHER WITH THAT PORTION OF THE NORTH 105 FEET OF THE SOUTH 573 FEET  
OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 31,  
TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF  
THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY;

EXCEPT STATE HIGHWAY RIGHT-OF-WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.