

RETURN ADDRESS:
MOUNTAIN PACIFIC BANK
LENDING DEPARTMENT
3732 BROADWAY
EVERETT, WA 98201

MODIFICATION OF DEED OF TRUST

Chicago Title
620054633

Reference # (if applicable): _____

Additional on page ____

Grantor(s):

1. NADEAU, MICHAEL PAUL
2. PEPPER, JACQUELIN K

Grantee(s)

1. MOUNTAIN PACIFIC BANK

Legal Description: PTN W 1/2 S 1/2 SE 1/4 SE 1/4 SEC 35-36-4E, W.M.

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Assessor's Tax Parcel ID#: 360435-4-014-0017 / P50748

Reference AF# 202309180026

THIS MODIFICATION OF DEED OF TRUST dated February 5, 2025, is made and executed between MICHAEL PAUL NADEAU and JACQUELIN K PEPPER; a Married Couple ("Grantor") and MOUNTAIN PACIFIC BANK, whose address is LENDING DEPARTMENT, 3732 BROADWAY, EVERETT, WA 98201 ("Lender").

**MODIFICATION OF DEED OF TRUST
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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 12, 2023 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED IN SKAGIT COUNTY, WA ON SEPTEMBER 18, 2023 UNDER AUDITOR FILE NUMBER 202309180026.

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

THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. EXCEPT ROAD ALONG THE SOUTH LINE THEREOF AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 475 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 456 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Real Property or its address is commonly known as 22257 GRIP ROAD, SEDRO WOOLLEY, WA 98284. The Real Property tax identification number is 360435-4-014-0017 / P50748.

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

THE COMMITMENT AMOUNT HEREBY INCREASED FROM \$500,000.00 TO \$800,000.00.

All terms and conditions (except those modified by this Agreement) of the original Note and Deed of Trust remain unchanged and in full force and effect.

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 this 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. THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 5, 2025.

GRANTOR:

x 
MICHAEL PAUL NADEAU

x 
JACQUELIN K PEPPER

MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER:

MOUNTAIN PACIFIC BANK

x Candice Geer
~~MARCUS DUFFY, Loan Officer~~ Candice Geer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

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) SS
)

COUNTY OF Snohomish

This record was acknowledged before me on February 7th, 2025 by MICHAEL PAUL NADEAU and JACQUELIN K PEPPER, a Married Couple.



Candice Geer
(Signature of notary public)

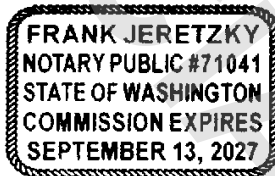
Commercial Loan Officer
(Title of office)

My commission expires:

7/27/26
(date)

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

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LENDER ACKNOWLEDGMENTSTATE OF Wash)
SSCOUNTY OF KingThis record was acknowledged before me on Feb 7, 20 25 by MARCUS DUFFY as Loan Officer of MOUNTAIN PACIFIC BANK.
Constance Ger
(Signature of notary public)SUP.
(Title of office)

My commission expires:

9/13/27
(date)**Originator Names and Nationwide Mortgage Licensing System and Registry IDs:**

Organization: MOUNTAIN PACIFIC BANK

NMLSR ID: 895781

Individual: Marcus Duffy

NMLSR ID: 2001358