

**RETURN ADDRESS:**

Heritage Bank  
Attn: Loan Operations  
3615 Pacific Ave  
Tacoma, WA 98418

M22805

**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 201610070062

Additional on page \_\_\_\_

Grantor(s):

1. 122 SPRUCE, LLC

Grantee(s)

1. HERITAGE BANK

Legal Description: PTN LOTS 8, 9, & 10, BLK 41, AMENDED PLAT OF BURL.

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Assessor's Tax Parcel ID#: 4076-041-010-0009 PID P106688

**THIS MODIFICATION OF DEED OF TRUST dated January 24, 2025, is made and executed between 122 Spruce, LLC, a Washington limited liability company, whose address is 427 E Fairhaven Ave, Burlington, WA 98233 ("Grantor") and HERITAGE BANK, whose address is Skagit Commercial, P.O. Box 1578, Olympia, WA 98507 ("Lender").**

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

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**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated October 6, 2016 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded on October 7, 2016 in Skagit County, State of Washington, Under Auditor's File Number 201610070062.

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

**LEGAL DESCRIPTION:**

That portion of Lots 8, 9 and 10, Block 41, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat in Volume 3 of Plats, page 17, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 8,  
thence South 01°33'16" West on the West line of Lot 8 a distance of 17.52 feet to the true point of beginning;  
thence South 01°33'16" West on the West line of Lot 8, a distance of 87.98 feet to the Northerly railroad right of way;  
thence on the North railroad right of way North 64°44'26" East a distance of 73.63 feet to the Southerly extension of a common building line between the buildings on Lot 9 and Lot 10 as the buildings existed on November 2015;  
thence North on the said building line extension North 01°37'29" East a distance of 42.70 feet to the North building line;  
thence West on the Northerly building line North 88°23'15" West a distance of 43.54 feet to the Easterly edge of the concrete pad;  
thence North an the Easterly edge of the concrete pad to its Northerly edge North 01°19'35" East a distance of 12.09 feet;  
thence West on the Northerly edge of the concrete pad North 88°37'51" West a distance of 22.26 feet to the true point of beginning;

Situate in the City of Burlington, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 122 Spruce Street, Burlington, WA 98233. The Real Property tax identification number is 4076-041-010-0009 PID P106686.

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

The Grantor is hereby amended to read 122 Spruce, LLC, a Washington limited liability company, whose address is 427 E Fairhaven Ave, Burlington, WA 98233.

**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 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. 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 JANUARY 24, 2025.**

**GRANTOR:**

122 SPRUCE, LLC

By:   
NICHOLAS R CRANDALL, Managing Member of 122 SPRUCE, LLC

**LENDER:**

HERITAGE BANK

x   
Authorized Officer

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

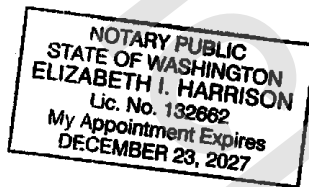
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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Snohomish )

This record was acknowledged before me on Feb 5, 2025 by NICHOLAS R CRANDALL, Managing Member of 122 SPRUCE, LLC.

[Signature]  
(Signature of notary public)



Notary  
(Title of office)

My commission expires:

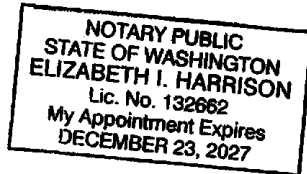
12-23-27  
(date)

**LENDER ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Snohomish )

This record was acknowledged before me on Feb 5, 2025 by Matthew as Owner of 122 SPRUCE, LLC HERITAGE BANK.

[Signature]  
(Signature of notary public)



Notary  
(Title of office)

My commission expires:

12-23-27  
(date)