

RETURN ADDRESS:

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

M22805

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 202310050081 Additional on page ____

Grantor(s):
1. 512 VICTORIA, LLC

Grantee(s)
1. HERITAGE BANK

Legal Description: Ptn Lots 8-10, Blk 39, Amended Plat of Burlington
Additional on page 2

Assessor's Tax Parcel ID#: 4076-039-013-0104/P136845

THIS MODIFICATION OF DEED OF TRUST dated January 24, 2025, is made and executed between 512 VICTORIA, 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
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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 2, 2023 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded October 5, 2023 under Skagit County Auditor's File Number 202310050081.

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

Lots 8, 9 and 10, Block 39, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT the South 22.40 feet thereof (as measured perpendicular to the South line).

(Also known as Parcel A, of Survey recorded August 9, 2023, under Skagit County Auditor's File No. 202308090028.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, and agreements of record, if any.

The Real Property or its address is commonly known as 512 East Victoria Avenue, Burlington, WA 98233. The Real Property tax identification number is 4076-039-013-0104/P136845.

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

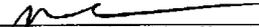
The Grantor is hereby amendment to read 512 Victoria, LLC, a Washington limited liability company, whose address is 427 E Fairhaven Ave, Burlington, WA 98233

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 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 JANUARY 24, 2025.

GRANTOR:

512 VICTORIA, LLC

By: 
NICHOLAS R CRANDALL, Managing Member of 512 VICTORIA, LLC

LENDER:

HERITAGE BANK
X 
Authorized Officer

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

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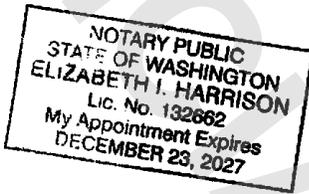
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skiagit)
This record was acknowledged before me on Feb 5, 2025 by NICHOLAS R CRANDALL, Managing Member of 512 VICTORIA, 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 Skiagit)
This record was acknowledged before me on Feb 5, 2025 by Matthew Lehman as VP Credit Analyst of HERITAGE BANK.

[Signature]
(Signature of notary public)

Notary
(Title of office)

My commission expires: 12-23-27
(date)

