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Umpqua Bank
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MODIFICATION OF DEED OF TRUST

Reference # (if applicable): XXXX220-1

Additional on page ____

Grantor(s):

1. Guemes Channel Holdings, LLC

Grantee(s)

1. Umpqua Bank

Abbreviated Legal Description: Ptn. Blocks 501,601,701, Northern Pacific Add: Ptn. Tract 2, Plate 7, Anacortes Tidelands; Govt. Lot 2 (NW1/4 NE1/4), Section 23, Township 35 North, Range 1 East, W.M.
Additional on last page of document

Assessor's Tax Parcel ID Number. P31702 / 350123-0-002-1601, P31735 / 350123-0-018-0001, P31738 / 350123-0-021-0006, P31739 / 350123-0-022-0005, P31740 / 350123-0-023-0004, P31741 / 350123-0-024-0003, P58398 / 3809-501-009-0005, P58466 / 3809-601-005-0007, P58467 / 3809-601-007-0005, and P58476 / 3809-701-004-0006
201404070099

THIS MODIFICATION OF DEED OF TRUST ("Modification") dated December 5, 2024, is made and executed between Guemes Channel Holdings, 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 February 15, 2023 in favor of Lender which was recorded on February 23, 2023 as Instrument No. 202302230016 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.

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

Section 1.2 is amended by adding the following to the end thereof:

**MODIFICATION OF DEED OF TRUST
(Continued)****Page 2 of 3**

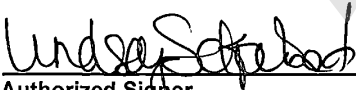
Notwithstanding anything herein to the contrary, should the land and leasehold described on Exhibit A hereto be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, any tangible personal property included in Property is limited 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:

GUEMES CHANNEL HOLDINGS, LLC

By: 
Authorized Signer

LENDER:

UMPQUA BANK

By: 
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

Page 3 of 3

REPRESENTATIVE ACKNOWLEDGMENT

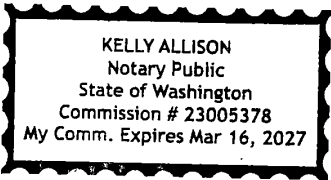
State of Washington
County of King

This record was acknowledged before me on February 5, ~~2024~~ ²⁰²⁵ by Lindsay Skarohod as Authorized Signer of Guemes Channel Holdings, LLC.

[Signature]
(Signature of notary public)

Kelly Allison, Notary
(Title of office)

My commission expires: March 16, 2027
(date)



(Stamp)

LENDER ACKNOWLEDGMENT

State of Washington
County of King

This record was acknowledged before me on February 10th, 2024 by CJ Mitchell as Relationship Manager of Umpqua Bank.

[Signature]
(Signature of notary public)

Notary
(Title of office)

My commission expires: 2-28-26
(date)

