

RETURN ADDRESS:

SaviBank
East College Way
1725 E. College Way
Mount Vernon, WA
98273

M22 829-LT

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 205931-LT AFN 202210060062 Additional on page ____

Grantor(s):

1. MW Kemper LLC

Grantee(s)

1. SaviBank

Legal Description: Amended Lot 11, Amended Skagit Regional Airport BSP, Ph. 1

Additional on page 2

Assessor's Tax Parcel ID#: P115569/8012-000-011-0100 & PID133020/8012-000-011-0101



THIS MODIFICATION OF DEED OF TRUST dated May 20, 2025, is made and executed between MW Kemper LLC; A Washington Limited Liability Company ("Grantor") and SaviBank, whose address is East College Way, 1725 E. College Way, Mount Vernon, WA 98273 ("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 September 28, 2022 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded 10/06/2022 under Skagit County Auditor's File No. 202210060062 on Real Property commonly known as 11937 Higgins Airport Way, Burlington, WA, 98233.

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 11937 Higgins Airport Way, Burlington, WA 98233. The Real Property tax identification number is P115569/8012-000-011-0100 & PID133020/8012-000-011-0101.

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

The referenced Deed of Trust to be reduced from **\$2,200,000.00** to **\$1,199,867.00**.

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 MAY 20, 2025.

GRANTOR:

MW-KEMPER LLC

By: 

Mari L. Kemper, Manager of MW Kemper LLC

By: 

Willis L. Kemper, Manager of MW Kemper LLC

LENDER:

SAVIBANK

x 

MICHAEL ROOZEN, Loan Officer



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

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WASHINGTON

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COUNTY OF SKAGIT

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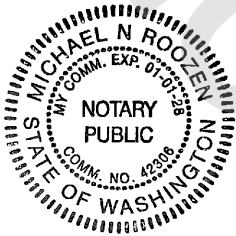
This record was acknowledged before me on MAY 20TH, 20 25 by Mari L Kemper,
Manager of MW Kemper LLC and Willis L Kemper, Manager of MW Kemper LLC.

Michael Rozen
(Signature of notary public)

Notary
(Title of office)

My commission expires:

1-1-2028
(date)



LENDER ACKNOWLEDGMENT

STATE OF WA

)

) SS

COUNTY OF Skagit

)

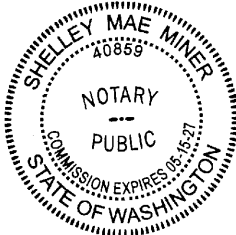
This record was acknowledged before me on May 20, 20 25 by MICHAEL
ROOZEN as Loan Officer of SaviBank.

Shelley Mae Miner
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

2-15-27
(date)



Title Order No. 205931-LT

ALTA COMMITMENT

EXHIBIT A

✓ Lot 11, AFTER Boundary Line Adjustment, Exhibit "G", Quit Claim Deed - Boundary Line Adjustment, more fully described as follows:

✓ That portion of Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M. described as follows:

BEGINNING at the Westerly most corner of said Lot 9, common with Lot 10 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet;
thence South 12°46'55" West for a distance of 217.48 feet, more or less, to the Southwesterly line of said Lot 9, also being the Northeasterly right-of-way margin of Higgins Airport Way, at a point bearing South 55°00'00" East from the POINT OF BEGINNING;
thence North 55°00'00" West along said Southwesterly line of Lot 9 for a distance of 82.24 feet to the POINT OF BEGINNING.

TOGETHER WITH Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

EXCEPT that portion described as follows:

BEGINNING at the Southeasterly corner of said Lot 10, common with Lot 9 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet to the TRUE POINT OF BEGINNING;
thence continue North 35°00'00" East along said common line for a distance of 111.88 feet to the Northeast corner of said Lot 10;
thence North 60°34'34" West along the Northeasterly line of said Lot 10, common with Lots 13 and "G" of said Amended Skagit Regional Airport Binding Site Plan, Phase 1, for a distance of 61.48 feet, more or less, to a point bearing North 4°58'56" East from the TRUE POINT OF BEGINNING;
thence South 4°58'56" West for a distance of 122.31 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH Lot 11, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ALTA Commitment for Title Insurance