

**RETURN ADDRESS:**

PEOPLES BANK  
Loan Services Department  
PO BOX 32210  
BELLINGHAM, WA 98228

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**ACCOMMODATION  
RECORDING ONLY MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): ~~40001711~~ <sup>M22840-LT</sup> 202507030022 Additional on page \_\_\_\_

Grantor(s):

1. SCHUSSBOOMER PROPERTIES LLC

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn Lot 18, Anacortes Industrial Park

Additional on page 2

Assessor's Tax Parcel ID#: 4198-000-018-0103/P77996



**THIS MODIFICATION OF DEED OF TRUST dated July 1, 2025, is made and executed between SCHUSSBOOMER PROPERTIES LLC, a Washington Limited Liability Company, who acquired title as Schussboomer Properties, LLC, a Washington Limited Liability Company, whose address is 317 COMMERCIAL AVE, ANACORTES, WA 98221 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, 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 July 1, 2025 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED JULY 1, 2025 AND RECORDED JULY 3, 2025 UNDER AUDITOR'S FILE NO. 202507030022 RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

The North 130 feet of Lot 18, "ANACORTES INDUSTRIAL PARK ADDITION," as per plat recorded in Volume 10 of Plats, page 19 to 21, inclusive, records of Skagit County, Washington.

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

The Real Property or its address is commonly known as 719 28th Street, Anacortes, WA 98221. The Real Property tax identification number is 4198-000-018-0103/P77996.

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

**THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JULY 1, 2025 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.**

REMOVE THE FOLLOWING UNDER THE PERSONAL PROPERTY PARAGRAPH FROM DEED OF TRUST DATED JULY 1, 2025 RECORDED ON JULY 3, 2025 UNDER SKAGIT COUNTY AUDITOR FILING NUMBER 202507030022.

HOWEVER, BECAUSE THE REAL PROPERTY IS OR WILL BE LOCATED IN AN AREA DESIGNATED BY THE ADMINISTRATOR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA, PERSONAL 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).

RESTATE THE MAINTENANCE OF INSURANCE PARAGRAPH ON DEED OF TRUST DATED JULY 1, 2025 RECORDED ON JULY 3, 2025 UNDER SKAGIT COUNTY AUDITOR FILING NUMBER 202507030022.

GRANTOR SHALL PROCURE AND MAINTAIN POLICIES OF FIRE INSURANCE WITH STANDARD EXTENDED COVERAGE ENDORSEMENTS ON A REPLACEMENT BASIS FOR THE FULL INSURABLE VALUE COVERING ALL IMPROVEMENTS ON THE REAL PROPERTY IN AN AMOUNT SUFFICIENT TO AVOID APPLICATION OF ANY COINSURANCE CLAUSE, AND WITH A STANDARD MORTGAGEE CLAUSE IN FAVOR OF LENDER. GRANTOR SHALL ALSO PROCURE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY INSURANCE IN SUCH COVERAGE AMOUNTS AS LENDER MAY REQUEST WITH TRUSTEE AND LENDER BEING NAMED AS ADDITIONAL INSUREDS IN SUCH LIABILITY INSURANCE POLICIES. ADDITIONALLY, GRANTOR SHALL MAINTAIN SUCH OTHER INSURANCE, INCLUDING BUT NOT LIMITED TO HAZARD, BUSINESS INTERRUPTION, AND BOILER INSURANCE, AS LENDER MAY REASONABLY REQUIRE. POLICIES SHALL BE WRITTEN IN FORM, AMOUNTS, COVERAGES AND BASIS REASONABLY ACCEPTABLE TO LENDER AND ISSUED BY A COMPANY OR COMPANIES REASONABLY ACCEPTABLE TO LENDER. GRANTOR, UPON REQUEST OF LENDER, WILL DELIVER TO LENDER FROM TIME TO TIME THE POLICIES OR CERTIFICATES OF INSURANCE IN FORM SATISFACTORY TO LENDER, INCLUDING STIPULATIONS THAT COVERAGES WILL NOT BE CANCELLED OR DIMINISHED WITHOUT AT LEAST THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO LENDER. EACH INSURANCE POLICY ALSO SHALL INCLUDE AN ENDORSEMENT PROVIDING THAT COVERAGE IN FAVOR OF LENDER WILL NOT BE IMPAIRED IN ANY WAY BY ANY ACT, OMISSION OR DEFAULT OF GRANTOR OR ANY OTHER PERSON. SHOULD THE REAL PROPERTY BE LOCATED IN AN AREA DESIGNATED BY THE ADMINISTRATOR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA, GRANTOR AGREES TO OBTAIN AND MAINTAIN FLOOD INSURANCE, IF AVAILABLE, WITHIN 45 DAYS AFTER NOTICE IS GIVEN BY LENDER THAT THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, FOR THE FULL UNPAID PRINCIPAL BALANCE OF THE LOAN AND ANY PRIOR LIENS ON THE PROPERTY SECURING THE LOAN, UP TO THE MAXIMUM POLICY LIMITS SET UNDER THE NATIONAL FLOOD INSURANCE PROGRAM, OR AS OTHERWISE REQUIRED BY LENDER, AND TO MAINTAIN SUCH INSURANCE FOR THE TERM OF THE LOAN. FLOOD INSURANCE MAY BE PURCHASED UNDER THE NATIONAL FLOOD INSURANCE PROGRAM, FROM PRIVATE INSURERS PROVIDING "PRIVATE FLOOD INSURANCE" AS DEFINED BY APPLICABLE FEDERAL FLOOD INSURANCE STATUTES AND REGULATIONS, OR FROM ANOTHER FLOOD INSURANCE PROVIDER THAT IS BOTH ACCEPTABLE TO LENDER IN ITS SOLE DISCRETION AND PERMITTED BY APPLICABLE FEDERAL FLOOD INSURANCE STATUTES AND REGULATIONS.

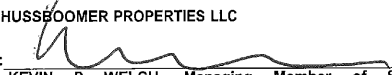
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate 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 JULY 1, 2025.**

GRANTOR:

SCHUSSBOOMER PROPERTIES LLC

By:

  
KEVIN P WELCH, Managing Member of SCHUSSBOOMER PROPERTIES LLC

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

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LENDER:

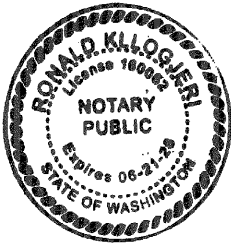
PEOPLES BANK


X   
Authorized Officer

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

This record was acknowledged before me on JULY 18, 2025 by KEVIN P WELCH, Managing Member of SCHUSSBOOMER PROPERTIES LLC.



  
(Signature of notary public)

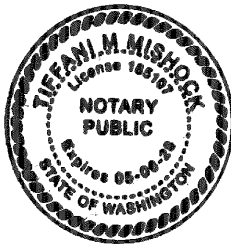
NOTARY  
(Title of office)

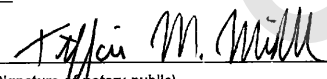
My commission expires: 6-21-28  
(date)

**LENDER ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on July 18, 2025 by Anabd Kllogjieri as Commercial Lender of PEOPLES BANK.



  
(Signature of notary public)

Notary Public  
(Title of office)

My commission expires: 05/06/2028  
(date)