

**RETURN ADDRESS:**PEOPLES BANK  
Loan Services Department  
PO BOX 32210  
BELLINGHAM, WA 98228**ACCOMMODATION  
RECORDING ONLY****MODIFICATION OF DEED OF TRUST**Reference # (if applicable): ~~210770-LT~~ **m22844-LT 202404010026**

Additional on page \_\_\_\_

Grantor(s):

1. CHANNEL INVESTMENT GROUP LLC

Grantee(s)

1. PEOPLES BANK

Legal Description: Lots 8-13/Block 1-Calhoun Add to Town of LaConner; TGW abutting  
Tidelands

Additional on page 2

Assessor's Tax Parcel ID#: 4124-001-008-0003/P74111 & 4124-001-011-0008/P74112 &  
4124-001-012-0007/P74113 & 4124-001-013-0006/P74114 & 4129-018-002-0008/P74452  
& 4129-018-900-2601/P74504 & 4129-018-900-2700/P74505 &  
4129-018-900-0308/P74481 & 4129-018-900-0407/P74482

THIS MODIFICATION OF DEED OF TRUST dated July 28, 2025, is made and executed between CHANNEL INVESTMENT GROUP LLC, a Washington Limited Liability Company, whose address is 20446 CURRAN PL, MOUNT VERNON, WA 98274 ("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 March 29, 2024 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

**A DEED OF TRUST DATED MARCH 29, 2024 AND RECORDED ON APRIL 1, 2024 UNDER AUDITOR'S FILE NO. 202404010026, 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:

**PARCEL "A":**

Lots 8, 9, 10, 11, 12 and 13, Block 1, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Tract 2, Plate No. 18, Tide and Shorelands of Section 36, Township 34, Range 2 East, W.M., LACONNER HARBOR, Skagit County, State of Washington, according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Southerly of the plat of "JOHANSON'S FIRST ADDITION TO THE TOWN OF LACONNER", according to the plat recorded in Volume 3 of Plats, page 56, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "C":**

That portion of Tract 3 of Corrected Plate No. 18, Tide and Shorelands of Section 36, Township 34 North, Range 2 East, W.M., "LACONNER HARBOR, SKAGIT COUNTY, WASHINGTON", according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Northerly of the Westerly extension of the South line of Lot 9, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 205 NORTH 1ST STREET, LA CONNER, WA 98257. The Real Property tax identification number is 4124-001-008-0003/P74111 & 4124-001-011-0008/P74112 & 4124-001-012-0007/P74113 & 4124-001-013-0006/P74114 & 4129-018-002-0008/P74452 & 4129-018-900-2601/P74504 & 4129-018-900-2700/P74505 & 4129-018-900-0308/P74481 & 4129-018-900-0407/P74482.

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

**THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED MARCH 29, 2024 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.**

**AMEND LEGAL DESCRIPTION, ABBREVIATED LEGAL DESCRIPTION AND ASSESSOR'S TAX PARCEL ID# TO THE FOLLOWING:**

**LEGAL DESCRIPTION:**

**PARCEL "A":**

Lots 8, 9, 10, 11, 12 and 13, Block 1, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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Situate in the County of Skagit, State of Washington.

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Situate in the County of Skagit, State of Washington.

**ABBREVIATED LEGAL DESCRIPTION:** Lots 8-13, Block 1, Calhoun Add to Town of La Conner; Ptn Tract 2 and 3, Plate No. 18, Tide and Shorelands of Sec 36-34NR2EWM

**ASSESSORS TAX PARCEL ID#:** 4124-001-008-0003/P74111 & 4124-001-011-0008/P74112 & 4124-001-012-0007/P74113 & 4124-001-013-0006/P74114 & 4129-018-002-0008/P74452 & 4129-018-900-0308/P74481 & 4129-018-900-0407/P74482 & 4129-018-900-2601/P74504 & 4129-018-900-2700/P74505

**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.

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

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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 28, 2025.

GRANTOR:

CHANNEL INVESTMENT GROUP LLC

By: Kathleen E HaytonKATHLEEN E HAYTON, Manager / Member of CHANNEL  
INVESTMENT GROUP LLC

LENDER:

PEOPLES BANK

X

Authorized Officer

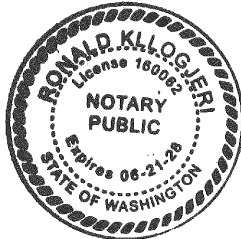
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF WASHINGTON

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COUNTY OF SKAGIT

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This record was acknowledged before me on JULY 29, 2025 by KATHLEEN E HAYTON, Manager / Member of CHANNEL INVESTMENT GROUP LLC.

(Signature of notary public)

NOTARY

(Title of office)

My commission expires:

6-21-28

(date)

MODIFICATION OF DEED OF TRUST  
(Continued)

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## LENDER ACKNOWLEDGMENT

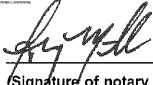
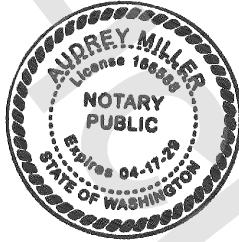
STATE OF Washington

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COUNTY OF Skagit

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This record was acknowledged before me on July 29, 2025 by Aldi  
Killogjeri as VP of PEOPLES BANK.  
(Signature of notary public)Notary Public  
(Title of office)

My commission expires:

4/17/2029

(date)