

RECORDING REQUESTED BY:

When Recorded, Mail Document to:
Mike Adkinson and Phyllis Adkinson
14343 N Green Meadow Ln
Oro Valley, AZ 85755

MODIFICATION OF DEED OF TRUST AND PROMISSORY NOTE

(Skagit County, Washington)

This Modification of Deed of Trust and Promissory Note ("Modification") is made and entered into this 9 day of July, 2025, by and between:

Grantors:

Brien Pelham and Kimberly Pelham
2815 Baker Ave Ste 103, Everett, WA 98201

Beneficiaries:

Mike Adkinson and Phyllis Adkinson
14343 N Green Meadow Ln, Oro Valley, AZ 85755

Trustee:

Chicago Title Company of Washington
425 Commercial St, Mount Vernon, WA 98273

RECITALS

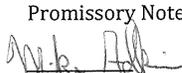
WHEREAS, a Deed of Trust and Promissory Note dated June 7, 2021, was executed by Brien Pelham, Kimberly Pelham, Mitchell Pelham, and Lisa Forret, as Grantors, in favor of Mike Adkinson and Phyllis Adkinson as Beneficiaries, recorded under Skagit County Auditor's **Rec No. 202106110010**, concerning real property in Skagit County, Washington, legally described in Exhibit "A" attached hereto and made a part hereof;

WHEREAS, the parties now desire to modify said Deed of Trust to reflect the removal of certain Grantors;

AGREEMENT

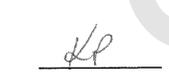
1. Removal of Grantors

Mitchell Pelham and Lisa Forret are hereby removed as Grantors under the Deed of Trust. They shall have no further rights, obligations, or interests under the Deed of Trust or the Promissory Note it secures.


Mike Adkinson


Phyllis Adkinson


Brien Pelham


Kimberly Pelham

**COURTESY RECORDING ONLY,
NO LIABILITY FOR VALIDITY AND/OR
ACCURACY ASSUMED BY STEWART TITLE**

2. Remaining Grantors and Note Makers

Brien Pelham and Kimberly Pelham shall remain as the sole Grantors under the Deed of Trust and the sole Makers on the related Promissory Note.

3. Unchanged Terms

All other terms and provisions of the original Deed of Trust and the Promissory Note shall remain in full force and effect.

4. Binding Effect

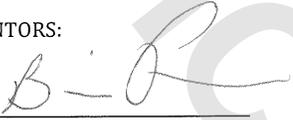
This Modification shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

5. Legal Description for the Property is attached as EXHIBIT "A."

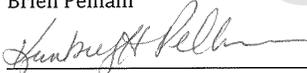
IN WITNESS WHEREOF

The parties have executed this Modification of Deed of Trust as of the date first written above.

GRANTORS:



Brien Pelham



Kimberly Pelham

BENEFICIARIES:



Mike Adkinson



Phyllis Adkinson

Minnesota
State of ~~Arizona~~
County of St Louis

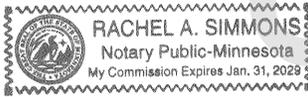
On this 9 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mike Adkinson and Phyllis Adkinson, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed.

Witness my hand and official seal.



Notary Public

My Commission Expires: Jan 31 2029



ACKNOWLEDGMENTS

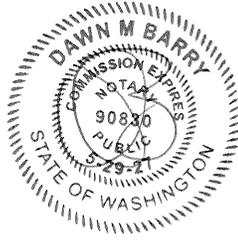
State of Washington

County of Snohomish

On this 7th day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brien Pelham and Kimberly H Pelham to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed.

Witness my hand and official seal.

Dawn M Barry
Notary Public
My Commission Expires: 5-29-27



UNOFFICIAL DOCUMENT

FORMER GRANTORS BEING REMOVED:

Mitchell Pelham

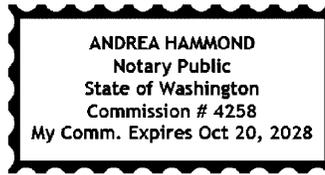
Mitchell Pelham

State of Washington
County of KING

On this 8 day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mitchell Pelham to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed.

Witness my hand and official seal.
Andrea Hammond

Notary Public
My Commission Expires: 10/20/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.

FORMER GRANTORS BEING REMOVED:

Lisa Forret

Lisa Forret

State of Washington

County of KING

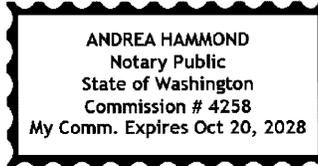
On this 8 day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lisa Forret, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed.

Witness my hand and official seal.

Andrea Hammond

Notary Public

My Commission Expires: 10/20/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43016 / 350718-2-005-0102 and P42946 / 350718-0-003-0108

That portion of the South ½ of the Northwest ¼ of Section 18, Township 35 North, Range 7 East, W.M., lying Southerly of State Highway No. 17-A, as it existed on May 27, 1952 and as the same runs along the former Great Northern Railway right of way and lying Northerly of the North line of that certain 150 foot wide State road now known as State Highway No. 20, as the same was conveyed to the State of Washington by Deeds recorded under Auditor's File No. 559562, 560326 and 562028,

EXCEPT that portion lying within the following described tract as conveyed to the State of Washington by Deed dated August 22, 1947 and recorded November 22, 1947 under Auditor's File No. 411471, records of Skagit County:

Beginning at a point 584.7 feet North and South 89° 27' East, 1136.3 feet of the ¼ corner common to Sections 13, Township 35 North, Range 6 East, W.M., and Section 18, Township 35 North, Range 7 East, W.M;

thence South, 25 feet to the true point of beginning;

thence South, 40 feet;

thence South 89° 27' East, 630 feet;

thence North, 40 feet;

thence North 89° 27' West, 630 feet to the point of beginning

Situate in the County of Skagit, State of Washington.