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11/04/2025 02:26 PM Pages: 1 of 6 Fees: \$612.00
Skagit County Auditor

Record and Return to:
CHASE
LA4-4557
780 Kansas Lane
Monroe, LA 71203

**MODIFICATION AGREEMENT SUPPLEMENT TO DEED OF TRUST
AND PARTIAL RECONVEYANCE**

This Agreement made and entered into by Adam L Acosta, an unmarried man, hereinafter referred to as "Mortgagor" and JPMorgan Chase Bank, N. A., which has an office located at 780 Kansas Lane, Monroe, LA 71203 hereinafter referred to as "Mortgagee," Trustee is Servicelink - NATL.

WITNESSETH:

WHEREAS Adam L Acosta, an unmarried man, Mortgagor(s) and JPMorgan Chase Bank, N. A., as the Original Lender, on the March 21, 2013, entered into a certain Deed of Trust instrument (the "Deed of Trust") securing a note in the principal sum of two hundred seven thousand and 00/100 Dollars (U.S. \$207,000.00) (the "Note"), which Deed of Trust was recorded 4/11/2013 as Document # 201304110025 in the County of Skagit , State of WA, in which Deed of Trust the lands securing said indebtedness were described as follows (the "Original Legal Description"), to-wit:

(Original legal description)
EXHIBIT "A"

NENE 17/34/04

WHEREAS, Mortgagors wish to adjust the property lot lines and therefore amend the above legal description by substituting therefore the following legally described property (the "Revised Legal Description") and Mortgagors and Mortgagee have agreed to such amendments.

(Revised legal description)
EXHIBIT "B"

NOW THEREFORE, in consideration of the premises, the mutual agreements contained herein, and with the express understanding that said Deed of Trust now held by JPMorgan Chase Bank, N.A., is a valid, first and subsisting lien which will not be impaired by this modification, it is agreed between the parties hereto that the legal description of the land securing said Deed of Trust is amended from the Original Legal Description to the Revised Legal Description.

In addition, the parties hereto agree to the following:

1. The Deed of Trust will encumber the property described in the Revised Legal Description as if such property had originally been described in the Deed of Trust.

2. **Mortgagee hereby releases any property described in the Original Legal Description which is not described in the Revised Legal Description from the lien of the Mortgage.** The Mortgage will encumber the property described in the Revised Legal Description as if such property had originally been described in the Mortgage
3. Mortgagor hereby covenant, promise, agree, and reaffirm: a) to pay the Note at the times, in the manner, and in all respects as therein provided; (b) to perform each and all of the covenants, agreements, and obligations in said Deed of Trust to be performed by the Mortgagor therein, at the time, in the manner, and in all respects as therein provided; and to be bound by each and all of the terms and provisions of said Note and Deed of Trust.
4. This Agreement does not constitute the creation of a new debt nor the extinguishment of the debt evidenced by said Note, nor does it in any way affect or impair the lien of said Deed of Trust, which Mortgagor acknowledge to be a valid and existing first lien against the real property described in the Revised Legal Description as if such property had been originally described in the Deed of Trust and the lien of said Deed of Trust is agreed to continue in full force and effect, and the same shall so continue until fully satisfied.
5. Notwithstanding anything herein to the contrary, this Agreement shall not affect nor impair any representation in regard to any warranty of title heretofore made by the Mortgagor, all of which shall remain in force and inure to the benefit of the Deed of Trust and any insurer of the title to the property described in the Revised Legal Description or the lien of the Deed of Trust thereon.
6. The word "Note" as used herein, shall be construed to mean note, bond, extension or modification agreement, or other instrument evidencing the indebtedness herein referred to, and to include such instrument whether originally made and delivered to The Mortgagee or assigned and/or endorsed to the Mortgagee; and the word "Deed of Trust" shall be construed to mean Deed of Trust, mortgage, loan deed, or other instrument securing the indebtedness herein referred to, and to include such instrument, whether originally made and delivered to the Mortgagee as mortgagee, or made and delivered to some other mortgagee and purchased by the Mortgagee and now owned by the Mortgagee by virtue of any assignment to it. The "Mortgagor" referred to herein may be an original maker of the Note or any person obligated thereon by endorsement, assumption of debt, or otherwise.
7. Mortgagor(s) shall pay all costs of the modification made hereby, to include without limitation, recording fees, as well as the cost of an endorsement to Mortgagee's policy of title insurance, insuring the continued first priority lien of the Deed of Trust subsequent to the recordation of this Agreement.

Except as hereby expressly modified, all the terms, covenants, conditions, and provisions of the hereinabove described Deed of Trust shall remain in full force and effect.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.



JPMORGAN CHASE BANK, N.A.

BY Rhonda Bias

Rhonda Bias

Print Name

Its: Vice President-Documents Execution

State of Louisiana }
Parish of Ouachita } SS.

On November 3, 2025, before me, appeared Rhonda Bias, to me personally known, who did say that she is the Vice President-Documents Execution of JPMorgan Chase Bank, N.A. and that the instrument was signed on behalf of the corporation, by authority from its board of directors, and that she acknowledged the instrument to be the free act and deed of the corporation.

[Signature]

Brenda R Davis, Notary Public

Brenda R Davis
State of Louisiana
Lifetime Commission
Notary Public ID # 126370

LA Notary ID: 126370
Lifetime Commission

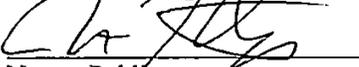
"Mortgagor(s)"



Adam L Acosta

STATE OF WASHINGTON
COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on this 23rd day of September, 2025, by Adam Acosta.
Personally known to me.



Notary Public

My Commission Expires 12/29/2025

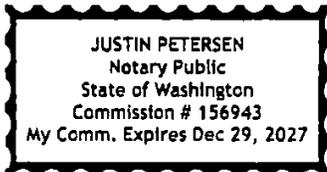


EXHIBIT A

The land referred to herein below is situated in the county of SKAGIT, State of WA and is described as follows:

ALL THAT PARCEL OF LAND IN SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED INST # 200505310003, ID# P25752, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING 693.05 FEET SOUTH AND 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2, 135.80 FEET; THENCE SOUTH 96.00 FEET; THENCE EAST 135.80 FEET TO THE WEST MARGIN OF COUNTY ROAD, SAID POINT BEING 30.00 FEET WEST OF THE EAST LINE OF SECTION 17; THENCE NORTH 96.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

THE NORTH 20.492 FEET OF THE EAST 135.80 FEET OF LOT 1, "PLAT OF SANDALWOOD", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

MORE COMMONLY KNOWN AS: 2227 N LAVENTURE RD., MOUNT VERNON, WA 98273

Tax/Parcel ID: P25752

EXHIBIT B**Parcel #P25752:**

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 693.05 FEET SOUTH AND 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2, 134.55 FEET;
 THENCE SOUTH 01°01'55" WEST A DISTANCE OF 96.07 FEET TO THE NORTH MARGIN OF SANDALWOOD STREET;
 THENCE SOUTH 87°57'29" EAST ALONG THE NORTH MARGIN OF SANDALWOOD STREET A DISTANCE OF 134.55 FEET TO THE WEST MARGIN OF COUNTY ROAD, SAID POINT BEING 30.00 FEET WEST OF THE EAST LINE OF SECTION 17;
 THENCE NORTH 01°01'55" EAST ALONG THE WEST MARGIN OF COUNTY ROAD A DISTANCE OF 96.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 20.492 FEET OF THE EAST 134.55 FEET OF LOT 1, "PLAT OF SANDALWOOD", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH THAT PORTION OF THE NORTH 10 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 20.492 FEET OF THE EAST 134.55 FEET OF LOT 1, "PLAT OF SANDALWOOD" AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY;

THENCE NORTH 01°01'55" EAST ALONG THE WEST MARGIN OF COUNTY ROAD A DISTANCE OF 5.00 FEET;
 THENCE NORTH 87°56'52" WEST A DISTANCE OF 132.02 FEET;
 THENCE SOUTH 01°01'55" WEST A DISTANCE OF 5.00 FEET;
 THENCE SOUTH 87°56'52" EAST A DISTANCE OF 132.02 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.375 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

