

**RETURN ADDRESS:**

Banner Bank  
Consumer Loan Servicing  
P.O. Box 1391  
Walla Walla, WA  
99362-2181

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): **201601260094**

Additional on page \_\_\_\_

Grantor(s):

1. Burton, Philip G
2. Burton, Signing Solely to Relinquish Future Homestead Rights, Holly Rae

Grantee(s)

1. Banner Bank

Legal Description: LOT 2, SP NO. 92-027, SCHMID 5 ACRE TRACTS, DIV. NO. 2, AFN  
9212150027

Additional on page 2

Assessor's Tax Parcel ID#: 3846-060-000-0303

THIS MODIFICATION OF DEED OF TRUST dated January 8, 2026, is made and executed between Philip G Burton, a single person, whose address is 5278 Solstice Ln, Anacortes, WA 98221-9050 ("Grantor") and Banner Bank, whose address is Anacortes Branch, 1400 Commercial Avenue, Anacortes, WA 98221 ("Lender").

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

Page 2

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated January 21, 2016 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Deed of Trust dated January 21, 2016 recorded January 26, 2016 recording number 201601260094 in Skagit County Washington.

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

As said in Deed of Trust

The Real Property or its address is commonly known as 5278 Solstice Ln, Anacortes, WA 98221. The Real Property tax identification number is 3846-060-000-0303.

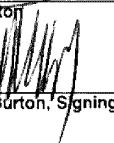
**MODIFICATION.** Lender and Grantor hereby modify the Deed of Trust as follows:

Increase in credit line limit to \$322,500.00.

**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 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 JANUARY 8, 2026.**

**GRANTOR:**

  
X Phillip G Burton  
  
X Holly Rae Burton, Signing Solely to Relinquish Future Homestead Rights

**LENDER:**

  
BANNER BANK  
X Dr. D. May  
Authorized Officer

MODIFICATION OF DEED OF TRUST  
(Continued)

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

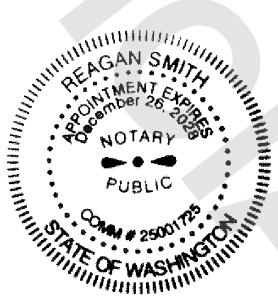
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COUNTY OF Skagit

) SS

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This record was acknowledged before me on January 8<sup>th</sup> 2026 by Philip G Burton  
and Holly Rae Burton, Signing Solely to Relinquish Future Homestead Rights.

  
Reagan Smith  
(Signature of notary public)

Banker  
(Title of office)

My commission expires:

Dec 26, 2028  
(date)

MODIFICATION OF DEED OF TRUST  
(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Washington

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COUNTY OF Skagit

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This record was acknowledged before me on January 8<sup>th</sup>, 2024 by Reagan  
Smith as Banker of Banner Bank.

Reagan Smith  
(Signature of notary public)

Banker

(Title of office)

My commission expires:

Dec 26, 2028

(date)

