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Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

Puget Sound Investors
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: MODIFICATION OF DEED OF TRUST
PRIOR DOCUMENT: DEED OF TRUST RECORDING # 202507290028
GRANTOR: FLANAGAN, BRUCE and FLANAGAN, JOAN
GRANTEE/BENE.: MOODY, DANNY D.
GRANTEE/TRUSTEE: REAL ESTATE MANAGEMENT CORPORATION
LEGAL DESC.: Lots 1, 2, & Ptn.. Lot 3, Block 1202, NORTHERN PACIFIC ADDITION TO ANACORTES
TAX PARCEL NO.: P58267/3809-202-005-0004

MODIFICATION OF DEED OF TRUST

This Modification of Deed of Trust is made and executed by BRUCE FLANAGAN and JOAN FLANAGAN, a married couple, GRANTORS, in favor of DANNY D. MOODY, individually, BENEFICIARY.

Deed of Trust: The Grantors executed a Deed of Trust dated July 28, 2025, and recorded July 29, 2025, in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 202507290028.

Real Property Description: The said Deed of Trust encumbers that real property located in Skagit County and described as follows:

Lots 1, 2, and the Easterly 20 feet of Lot 3, Block 1202, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, pages 9 through 11, Skagit County, Washington.

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

Modification: The said Deed of Trust is hereby modified as follows:

The beneficiary, pursuant to the terms and conditions of the said Deed of Trust, has agreed to advance an additional sum of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS against the said Deed of Trust, thereby increasing the total sum secured by the said Deed of Trust to SIX HUNDRED THOUSAND AND NO/100 (\$600,000.00) DOLLARS, all of which is secured pursuant to the terms and conditions of the said Deed of Trust.

p. 1 of 2 – Modification of Deed of Trust

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 the Lender to this Modification does not waive the Lender's right to require strict performance of the Deed of Trust as modified, nor obligates Lender to make future modifications, except as otherwise agreed. Nothing in this Modification shall constitute a satisfaction of the Promissory Note secured by the Deed of Trust.

Grantors acknowledge having read all of the provisions of this Modification of Deed of Trust and Grantors agree to its terms.

Dated: 4/7/2026

Bruce Flanagan
Bruce Flanagan

Joan Flanagan
Joan Flanagan

STATE OF WASHINGTON)
) ss.
County of Skaagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, BRUCE FLANAGAN and JOAN FLANAGAN, to me known to be the individuals who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 7th day of April, 2026.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My appointment expires _____.

