



202607150018

07/15/2026 09:48 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Eric and Brenda Kearns
18411 116th St NW
Gig Harbor, WA 98329

DOCUMENT TITLE:

Modification of Deed of Trust

REFERENCE NO. OF RELATED DOCUMENT:

202402160042 (*Deed of Trust recorded February 16, 2024, Skagit County Auditor*)

GRANTOR(S):

1. Theodora Jonsson-Curraín, formerly known as Theodora Jonsson-Macrae
2. James Macrae (aka James Harrison III)

GRANTEE(S) / BENEFICIARY:

1. Eric Kearns
2. Brenda Kearns

ABBREVIATED LEGAL DESCRIPTION:

PTN Parcel 2 in PTN of Gov L 1, S 19, T 36N, R 4E

ASSESSOR'S PROPERTY TAX PARCEL NO(S).:

P115709 and P115710

MODIFICATION OF DEED OF TRUST

Grantor(s): Theodora Jonsson-Curraín, formerly known as Theodora Jonsson-Macrae, and James Macrae (aka James Harrison III)

Beneficiary: Eric Kearns and Brenda Kearns, a married couple

Reference No.: 202402160042 (Skagit County Auditor, recorded February 16, 2024)

Abbrev. Legal Description: PTN Parcel 2 in PTN of Gov L 1, S 19, T 36N, R 4E

Assessor's Parcel No(s): P115709 and P115710

THIS MODIFICATION OF DEED OF TRUST ("Modification") is made effective as of the date of the last signature affixed below (the "Effective Date"), by and between THEODORA JONSSON-CURRAIN, formerly known as Theodora Jonsson-Macrae, and JAMES MACRAE (aka James Harrison III) (together, "Grantor"), and ERIC KEARNS and BRENDA KEARNS, a married couple ("Beneficiary").

RECITALS

- A. **Deed of Trust.** Grantor previously executed that certain Deed of Trust dated November 2, 2023, naming Theodora Jonsson-Macrae and James Macrae (aka James Harrison III) as Grantor, Steinacker Law PLLC as Trustee, and Eric Kearns and Brenda Kearns as Beneficiary, which was recorded February 16, 2024, in the official records of Skagit County, Washington, under Auditor's File No. 202402160042 (the "Deed of Trust"), encumbering real property located in Skagit County, Washington, and more particularly described in the Deed of Trust, Assessor's Parcel Nos. P115709 and P115710 (the "Property").
- B. **Original Note.** The Deed of Trust secures, among other obligations, a Promissory Note of even date therewith in the original principal amount of up to Thirty Thousand Dollars (\$30,000.00) (the "Original Note"), together with all renewals, modifications, and extensions of the Original Note and such further sums as may be advanced or loaned by Beneficiary to Grantor, as more particularly set forth in the Deed of Trust.
- C. **Name Change.** Since the date of the Deed of Trust, Theodora Jonsson-Macrae has officially changed her name and is now known as Theodora Jonsson-Curraín. Theodora Jonsson-Curraín is one and the same individual as, and continues to be bound as, the Grantor identified in the Deed of Trust as Theodora Jonsson-Macrae.
- D. **Amended Note.** Grantor and Beneficiary have entered into that certain Amended Secured Promissory Note dated June 10, 2026 (the "Amended Note"), in the current principal

amount of \$41,158.00, which amends, restates, and replaces the payment terms of the Original Note in their entirety, including by replacing the Original Note's provision for repayment upon sale of the Property or by June 10, 2024 with an amortized monthly payment schedule. The Amended Note constitutes a renewal, modification, and extension of the Original Note referenced in and secured by the Deed of Trust, and reflects sums previously advanced under, and owing pursuant to, the Original Note.

- E. Purpose. Grantor and Beneficiary desire to confirm of record that the Deed of Trust continues to secure the obligations evidenced by the Amended Note.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor and Beneficiary agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Confirmation of Continuing Security. The Deed of Trust continues in full force and effect and continues to secure the payment and performance of all obligations evidenced by the Amended Note, including principal, interest, late charges, servicing fees, and all other sums payable thereunder, to the same extent as if the Amended Note were the Original Note referenced in and secured by the Deed of Trust.
3. Priority Unimpaired. Nothing in this Modification or the Amended Note impairs, extinguishes, subordinates, or creates a new lien affecting the priority of the Deed of Trust. The lien of the Deed of Trust, as confirmed by this Modification, retains the priority it has held since the Deed of Trust was recorded on February 16, 2024.
4. No Other Changes. Except as expressly set forth in this Modification, all other terms, covenants, and conditions of the Deed of Trust remain unchanged and in full force and effect.
5. Ratification. Grantor ratifies and confirms the Deed of Trust as continuing security for Grantor's obligations under the Amended Note.
6. Counterparts. This Modification may be executed in counterparts, each of which is deemed an original, and all of which together constitute one instrument.

IN WITNESS WHEREOF, Grantor and Beneficiary have executed this Modification of Deed of Trust as of the date(s) set forth below.

GRANTOR:



Theodora Jonsson-Curraín (formerly Theodora Jonsson-Macrae)

Date: July 10, 2026



James Macrae (aka James Harrison III)

Date: July 10, 2026

BENEFICIARY:



Eric Kearns

Date: July 10, 2026



Brenda Kearns

Date: July 10, 2026

ACKNOWLEDGMENT — GRANTOR

STATE OF WASHINGTON)

) ss.

COUNTY OF King)

I certify that I know or have satisfactory evidence that Theodora Jonsson-Curraïn and James Macrae (aka James Harrison III) is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

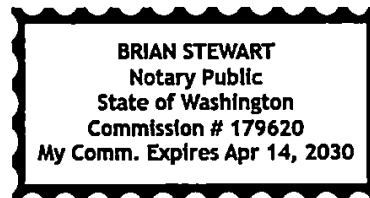
Notarized online using audio-video communication technology

Dated this 10 day of July, 2026.



Notary Public in and for the State of Washington,
residing at Burian, 98166

My commission expires: 04/14/2030



ACKNOWLEDGMENT — BENEFICIARY

STATE OF WASHINGTON)

) ss.

COUNTY OF King)

I certify that I know or have satisfactory evidence that Eric Kearns and Brenda Kearns is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Notarized online using audio-video communication technology

Dated this 10 day of July, 2026.



Notary Public in and for the State of Washington,
residing at Burian, 91866

My commission expires: 04/14/2030

