

RETURN ADDRESS:

PEOPLES BANK
LOAN SERVICES
DEPARTMENT
PO BOX 233
LYNDEN, WA 98264



200406180098
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

81519

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200205290016

Additional on page _____

Grantor(s):

- 1. McFadden, William V
- 2. McFadden, Renae A

Grantee(s)

- 1. PEOPLES BANK

Legal Description: Section 35, Township 34, Range 4; Ptn. NE - SE

Additional on page 2

Assessor's Tax Parcel ID#: 340435 4.001 0006 P29805

THIS MODIFICATION OF DEED OF TRUST dated June 14, 2004, is made and executed between Renae A McFadden, wife of William V McFadden, formerly Renae A Cole, as her separate property, whose address is 22940 Little Mountain Road, Mt Vernon, WA 98274 ("Grantor") and PEOPLES BANK, MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

UNRECORDED DOCUMENT

MODIFICATION OF DEED OF TRUST

Loan No: 5713568-1

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 8, 2002 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED APRIL 08, 2002 AND RECORDED MAY 29, 2002 UNDER AUDITOR'S FILE NO. 200205290016 RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

That portion of the North 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., lying East of the County Road right-of-way.

EXCEPT County Road right-of-way along the North line thereof.

AND EXCEPT the following described tract:

Beginning at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 103 feet West of the Northeast corner of said subdivision; thence South parallel to the East line of said subdivision, a distance of 20 feet to the South line of the County Road and the true point of beginning of this description; thence continue South parallel to the East line of said subdivision, 229 feet; thence North 48 degrees 41' West to the Southeasterly line of the County Road; thence Northerly and Easterly along the South line of said County Road right-of-way to the true point of beginning.

Situate in Skagit County, Washington

The Real Property or its address is commonly known as 22940 Little Mountain Rd, Mt Vernon, WA 98274. The Real Property tax identification number is 340435 4 001 0006 P29805

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATE JUNE 14, 2004 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCING OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT

INCREASE THE PRINCIPAL AMOUNT FROM \$100,000.00 TO \$165,000.00.

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 endorses 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 JUNE 14, 2004.

GRANTOR:

X William V McFadden
William V McFadden

Renee A McFadden
Renee A McFadden

LENDER:

PEOPLES BANK

X M. Reed Atte: Heidi Brads
Authorized Officer



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Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

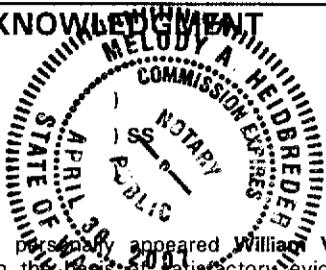
Loan No: 5713568-1

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Skagit



On this day before me, the undersigned Notary Public, personally appeared William V McFadden and Renae A McFadden, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and they acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of June, 2004

By Melody A. Heibredsen

Residing at 114 Union

Notary Public in and for the State of WA

My commission expires 4/30/07

LENDER ACKNOWLEDGMENT

STATE OF _____)

) SS

COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ and personally known to me or proved to me on the basis of satisfactory evidence to be the _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By _____

Residing at _____

Notary Public in and for the State of _____

My commission expires _____

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