

**RETURN ADDRESS:**  
Skagit State Bank  
Anacortes  
1400 Commercial Ave  
P O Box 36  
Anacortes, WA 98221



200504010183  
Skagit County Auditor

4/1/2005 Page 1 of 3 3:52PM

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### MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 71436

*200303170218*

Additional on page \_\_\_\_\_

Grantor(s):

1. STUART PROPERTIES LLC

Grantee(s)

1. Skagit State Bank

Legal Description: Section 20, Township 34, Range 4 SW 1/4; Lots 1-4, Block 3 "MAP OF EASTERN ADDITION TO MOUNT VERNON"

Additional on page 2

Assessor's Tax Parcel ID#: 340420-3-129-0008 (P26825) & 3718-003-004-0007 (P52704)

**THIS MODIFICATION OF DEED OF TRUST** dated February 15, 2005, is made and executed between between **STUART PROPERTIES LLC**, a Washington Limited Liability Company, whose address is 110 S 11TH ST, MOUNT VERNON, WA 98274-4026 ("Grantor") and Skagit State Bank, whose address is Anacortes, 1400 Commercial Ave , P O Box 36, Anacortes, WA 98221 ("Lender").

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

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated March 7, 2003 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

**Deed of Trust recorded on March 17, 2003, under Auditor's No. 200303170218, 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:

Lots 1, 2, 3, and 4, Block 3 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 100, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., lying between the East line of Lots 1, 2, 3 and 4, Block 3 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, and the West line of an alley as conveyed to the City of Mount Vernon by Deed filed under Auditor's File No. 403859.

The Real Property or its address is commonly known as 100 S 11th Street, Mount Vernon, WA 98274-4026. The Real Property tax identification number is 340420-3-129-0008 (P26825) & 3718-003-004-0007 (P52704)

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

**Deed of Trust to secure note dated March 7, 2003, in the maximum principal amount of \$147,500.00.**

**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 FEBRUARY 15, 2005.**

**GRANTOR:**

STUART PROPERTIES LLC

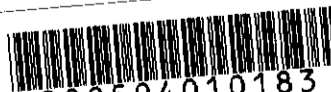
By:   
KENT D STUART, Member of STUART PROPERTIES LLC

By:   
SANDRA L STUART, General Manager of STUART PROPERTIES LLC

**LENDER:**

SKAGIT STATE BANK

  
Authorized Officer



200504010183  
Skagit County Auditor

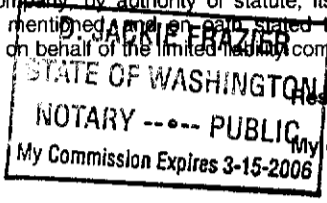
MODIFICATION OF DEED OF TRUST  
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this 31st day of March, 20 05, before me, the undersigned Notary Public, personally appeared **KENT D STUART, Member and SANDRA L STUART, General Manager of STUART PROPERTIES LLC**, and personally known to me or proved to me on the basis of satisfactory evidence to be of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By D. Jane [Signature] Residing at Bow  
Notary Public in and for the State of WA My commission expires 3-15-06



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 \_\_\_\_\_



200504010183  
Skagit County Auditor