

Recording Requested by:



200711150096

Skagit County Auditor

11/15/2007 Page

1 of

5 11:41AM

And when recorded mail to:  
Custom Recording Solutions  
2550 North Redhill Ave.  
Santa Ana, CA 92705  
NLS#: 130018

**MODIFICATION OF DEED OF TRUST AND  
PARTIAL RECONVEYANCE**

THIS AGREEMENT, made this 6th day of November, 2007. Between Lawrence M McKinnon and Michele McKinnon, husband and wife Called Trustor and Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. Herein called Beneficiary, and Fidelity National Title Insurance Company Trustee.

**WITNESSETH:**

AND WHEREAS, heretofore, on the 1st day of April, 2003 Trustor did make, execute and deliver unto the trustee therein designated, that certain Deed of Trust recorded 05/14/2003, as Instrument No. 200305140128, in Book n/a, Page n/a, Official Records, in the Office of the County Recorder of Skagit, County, State of Washington, which Deed of Trust was given for the purpose of security, among other things, the payment of an indebtedness of One Hundred Fifty Four Thousand and Four Hundred Twenty Three and 00/100 dollars (\$154,423.00) in favor of beneficiary and covering the following described property:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 38, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1 TO 4 INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. P#-41360100040004**

AND WHEREAS, the parties hereunto now desire to modify said deed of trust to properly amend the description which at all time was intended to have been set forth therein;

NOW THEREFORE, in consideration of the premises, and other valuable consideration, receipt of which is hereby acknowledged, the parties hereto do and hereby modify said deed of trust and the description contained therein shall read as follows:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 38, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80,**

RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1 TO 4 INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

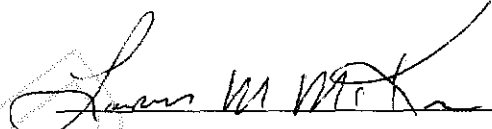
ALSO LOTS 1, 2, 3 AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3 WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. EXCEPT LOTS 1, 2, 3 AND 4 OF SURVEY RECORDED ON 07/22/2002, INSTRUMENT# 200207220164.

Trustor does hereby grant and convey the last above described real property to Trustee under said deed of trust together with power of sale and subject to each and all of the terms and conditions in said deed of trust, including all this modification.

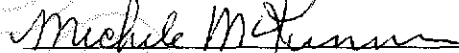
Beneficiary and Trustee do hereby reconvey, without warranty, to the person or persons legally entitled thereto all estate in and to any portion of the first above described real property. Trustee is hereby authorized and directed to endorse a memorandum hereof upon said deed of trust and promissory note.

IN WITNESS WHEREOF, the parties hereto have executed this instrument,

ACKNOWLEDGEMENTS



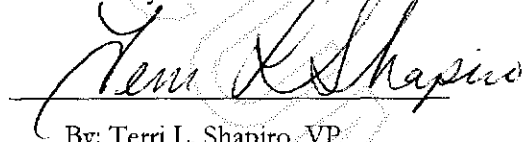
Lawrence, M McKinnon, TRUSTOR



Michele McKinnon, TRUSTOR

TRUSTEE

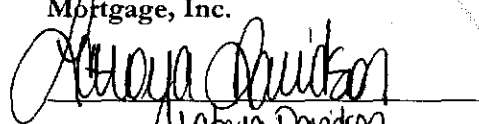
Fidelity National Title Ins. Co.



By: Terri L. Shapiro, VP

BENEFICIARY

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.



By:

Latoya Davidson  
VP of loan documentation



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Skagit County Auditor

# NOTARY ACKNOWLEDGEMENT FORM

STATE OF: WASHINGTON

COUNTY OF: SKAGIT

On 11/09/07 before me Anneliese Maria Farrell/Notary  
(Name, Title of Officer)

personally appeared Lawrence M. McKinnon and Michele McKinnon

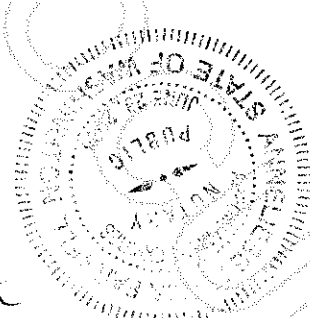
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Anneliese Maria Farrell*

(Signature of Notary public)

Anneliese Marian Farrell



200711150096  
Skagit County Auditor

# NOTARY ACKNOWLEDGEMENT FORM

STATE OF: South Carolina


COUNTY OF: York

On 11-7-2007 before me \_\_\_\_\_  
(Name, Title of Officer)

personally appeared Latoya Davidson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
(Signature of Notary public)  
Stephanie A. Harris



200711150096  
Skagit County Auditor

**NOTARY ACKNOWLEDGEMENT FORM**

STATE OF: California

COUNTY OF: Orange

On 11/13/2007 before me Shail Patwari, notary public  
(Name, Title of Officer)

personally appeared Terry L. Shapira, VP

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Shail Patwari  
(Signature of Notary public)  
SHAIL PATWARI



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Skagit County Auditor