



200801220115
Skagit County Auditor

1/22/2008 Page 1 of 3 11:47AM

RETURN ADDRESS:
Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264

LAND TITLE OF SKAGIT COUNTY

12839208

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200408200128

Additional on page _____

Grantor(s):

1. LEDUC, KEVIN J
2. LEDUC, BARBARA S

Grantee(s)

1. PEOPLES BANK

Legal Description: Lot 14, Thunderbird 4.

Additional on page _____

Assessor's Tax Parcel ID#: P100796 4570-000-014-0003

THIS MODIFICATION OF DEED OF TRUST dated January 18, 2008, is made and executed between KEVIN J LEDUC and BARBARA S LEDUC, HUSBAND AND WIFE, WHOSE ADDRESS IS 3618 MOHAWK DRIVE, MOUNT VERNON WA 98273 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").

UNRECORDED DOCUMENT

MODIFICATION OF DEED OF TRUST

Loan No: 5714679-1

(Continued)

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated August 19, 2004 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

A DEED OF TRUST DATED AUGUST 19, 2004 AND RECORDED AUGUST 20, 2004 UNDER AUDITOR'S FILE NO. 200408200128 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:

Lot 14, "PLAT OF THUNDERBIRD 4," as per plat recorded in Volume 15 of Plats, pages 14, 15 and 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 3618 MOHAWK DRIVE, MOUNT VERNON, WA 98273. The Real Property tax identification number is P100796 4570-000-014-0003.

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

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JANUARY 18, 2008 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

CHANGE THE PRINCIPAL AMOUNT FROM \$41,000.00 TO \$99,000.00.

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 endorsers to the Note, including accommodation makers, 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 JANUARY 18, 2008.

GRANTOR:

X KEVIN J LEDUC

X BARBARA S LEDUC

LENDER:

PEOPLES BANK

X Authorized Officer

X *Michelle Altdorfer*

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

County of Skagit

) SS

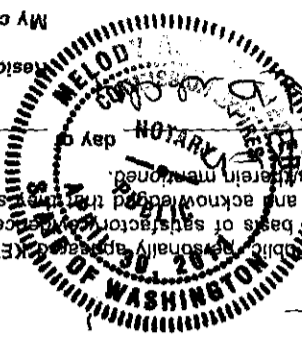
On this day before me, the undersigned Notary Public, personally appeared KEVIN J LEDUC and BARBARA S LEDUC, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal this _____ day of _____, 2008

By *Michelle Altdorfer* Notary Public in and for the State of WA

My commission expires *4/30/11*

Residing at *MT Vernon*



MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5714679-1

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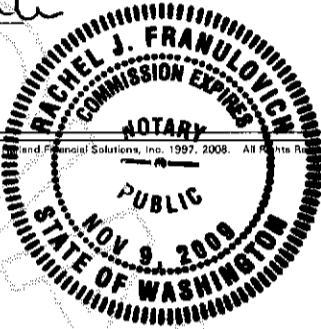
LENDER ACKNOWLEDGMENT

STATE OF wa)
) SS
COUNTY OF Skagit)

On this 18th day of January, 20 08, before me, the undersigned Notary Public, personally appeared Melody Heidbreder and personally known to me or proved to me on the basis of satisfactory evidence to be the Lender, 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 Rachel J. Franulovich
Notary Public in and for the State of wa

Residing at Anacortes
My commission expires 11-9-09



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Skagit County Auditor