

RETURN ADDRESS:

Whidbey Island Bank
CL SKAGIT - 3
321 SE PIONEER WAY
P.O. BOX 1589
OAK HARBOR, WA
98277



200802110116
Skagit County Auditor

2/11/2008 Page 1 of 3 11:28AM

CHICAGO TITLE CO.

1C44199

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 1C44199 (11/21/07 ANF 200711210094) Additional on page ____

Grantor(s):

1. CAP SANTE MARINE, LTD.

Grantee(s)

1. Whidbey Island Bank

Legal Description: LOT 3, CITY OF ANACORTES SP#AN-94-005

Additional on page 2

Assessor's Tax Parcel ID#: 350230-2-208-0300

THIS MODIFICATION OF DEED OF TRUST dated February 6, 2008, is made and executed between CAP SANTE MARINE LTD., a Washington corporation ("Grantor") and Whidbey Island Bank, whose address is CL SKAGIT - 3, 321 SE PIONEER WAY, P.O. BOX 1589, OAK HARBOR, WA 98277 ("Lender").

ACCOMMODATION RECORDING

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

MODIFICATION OF DEED OF TRUST

(Continued)

DEED OF TRUST, Lender and Grantor have entered into a Deed of Trust dated November 21, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

RECORDED ON NOVEMBER 21, 2007 IN SKAGIT COUNTY UNDER AUDITOR'S FILE NUMBER 200711210094.

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

LOT 3 OF THE CITY OF ANACORTES SHORT PLAT NO. AN-94-005 AS APPROVED JANUARY 26, 1995 AND RECORDED FEBRUARY 16, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 183 AND 184, UNDER AUDITOR'S FILE NO. 9502160015, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

SITUATED IN SKAGIT COUNTY, WASHINGTON. The Real Property or its address is commonly known as 2911 V AVENUE, ANACORTES, WA 98221. The Real Property tax identification number is 350230-2-208-0300.

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

INCREASE LINE OF CREDIT FROM \$250,000.00 TO \$500,000.00.

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 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 AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 6, 2008.

GRANTOR:

CAP SANTE MARINE, LTD.

By: [Signature]
GRAEME W WILSON, President of CAP SANTE MARINE, LTD.

By: [Signature]
RICHARD T WRIGHT, Secretary/Treasurer of CAP SANTE MARINE, LTD.

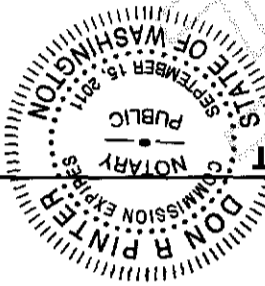
LENDER:

WHIDBEY ISLAND BANK

Authorized Officer

[Signature]

CORPORATE ACKNOWLEDGMENT



) SS)

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 14th day of FEBRUARY, 2008, before me, the undersigned Notary Public, personally appeared GRAEME W WILSON, President of CAP SANTE MARINE, LTD., and RICHARD T WRIGHT, Secretary/Treasurer of CAP SANTE MARINE, LTD., and personally known to me on the basis of satisfactory evidence to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

Residing at Coupeville, WA

By [Signature]

My commission expires 9-15-11



MODIFICATION OF DEED OF TRUST
(Continued)

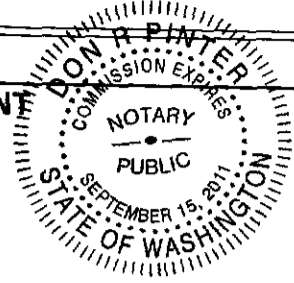
LENDER ACKNOWLEDGMENT

STATE OF WASHINGTON

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COUNTY OF SKAGIT

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On this 7th day of FEBRUARY, 2008, before me, the undersigned Notary Public, personally appeared JAMES STEWART and personally known to me or proved to me on the basis of satisfactory evidence to be the COUPEVILLE RESIDENT, authorized agent for Whidbey Island Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Whidbey Island Bank, duly authorized by Whidbey Island Bank 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 in fact executed this said instrument on behalf of Whidbey Island Bank.

By [Signature]
Notary Public in and for the State of WA

Residing at COUPEVILLE, WA
My commission expires 9-15-11

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200802110116
Skagit County Auditor