

**RETURN ADDRESS:**

Horizon Bank  
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230  
Bellingham, WA 98226



200807250062

Skagit County Auditor

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): MLF1614

200707090090

Additional on page \_\_\_\_

Grantor(s):

- 1. Ricketts, Thomas P.
- 2. Ricketts, Shelly M.

GUARDIAN NORTHWEST TITLE CO.  
B91349

Grantee(s)

- 1. Horizon Bank

Legal Description: Section 20, Township 33, Range 4; Ptn. S 1/2 (aka Lot B, Short Plat No. 99-0016) (Parcel "A"); and Section 15, Township 34, Range 4; Ptn. SE SW (aka Lot 2, Short Plat No. MV-4-92) (Parcel "B")

Additional on page 4

Assessor's Tax Parcel ID#: 330420-4-006-0500(P116060) and 340415-3-013-0800(P103393)

**THIS MODIFICATION OF DEED OF TRUST dated July 8, 2008, is made and executed between Thomas P. Ricketts and Shelly M. Ricketts; husband and wife ("Grantor") and Horizon Bank, whose address is Cornwall Office, 1500 Cornwall/PO Box 580, Bellingham, WA 98227-0580 ("Lender").**

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

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated July 3, 2007 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Skagit County Recording Number 200707090090 dated July 9, 2007.

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

See Schedule C, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 19639 Snowden Lane Mount Vernon WA 98274 and NHN Nez Perce, Mount Vernon, WA 98273. The Real Property tax identification number is 330420-4-006-0500(P116060) and 340415-3-013-0800(P103393).

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

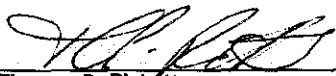
The maturity date of July 1, 2008 referenced in above described Deed of Trust is hereby deleted in its entirety without substitution. The period of this Deed of Trust shall continue uninterrupted until re-conveyed by Lender to Grantor.

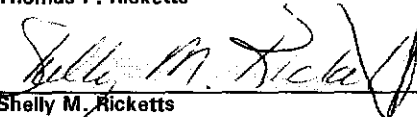
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate 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.

**COUNTERPARTS.** This Agreement may be executed in a number of identical counterparts and by each party on a separate counterpart. If so executed, all of such counterparts shall collectively constitute one agreement.

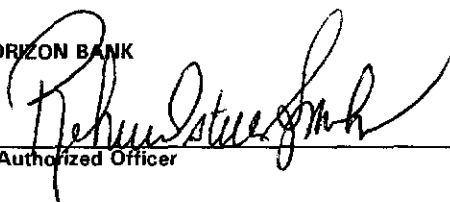
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JULY 8, 2008.**

**GRANTOR:**

X   
Thomas P. Ricketts

X   
Shelly M. Ricketts

**LENDER:**

HORIZON BANK  
X   
Authorized Officer



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**Schedule "C"**  
**Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**PARCEL "A":**

Lot "B" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South ½ of Section 20, Township 33 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South ½ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

**PARCEL "B":**

Lot 2 of Mount Vernon Short Plat No. MV-4-92, approved May 18, 1992, recorded May 19, 1992, in Volume 10 of Short Plats, pages 84 and 85, under Auditor's File No. 9205190019, being a portion of the Southeast ¼ of the Southwest ¼ of Section 15, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 30 foot strip in Tracts "B" and "C" of said Short Plat No. MV-9-86, as granted in deeds recorded under Auditor's File Nos. 8907140060 and 8907140061, records of Skagit County, Washington.

**End of Schedule "C"**



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