

RETURN ADDRESS:

Horizon Bank
Documentation Dept - MG
2211 Rimland Drive Suite
230
Bellingham, WA 98226



200903310089
Skagit County Auditor

3/31/2009 Page 1 of 3 1:44PM

GUARDIAN NORTHWEST TITLE CO.
MODIFICATION OF DEED OF TRUST

44085

Reference # (if applicable): 200803110113

MLF2048

Additional on page ____

Grantor(s):

1. Powell, Terry A.
2. Powell, Dolores F.

Grantee(s)

1. Horizon Bank

Legal Description: Lots 11 and 12, Block 102, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.,"

Additional on page 2

Assessor's Tax Parcel ID#: 4152-102-012-0008(P76192)

THIS MODIFICATION OF DEED OF TRUST dated March 1, 2009, is made and executed between Terry A. Powell and Dolores F. Powell; husband and wife ("Grantor") and Horizon Bank, whose address is 1500 Cornwall Ave, 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 March 3, 2008 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Skagit County Recording Number 200803110113 dated March 11, 2008.

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

Lots 11 and 12, Block 102, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.", according to the plat thereof, recorded in Volume 1 of Plats, page 18, records of Skagit County, Washington.

Situate in Skagit County, State of Washington

The Real Property or its address is commonly known as 702 Marshall Avenue, Sedro Woolley, WA 98284. The Real Property tax identification number is 4152-102-012-0008(P76192).

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

The maturity date of March 1, 2009 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 endorers 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 MARCH 1, 2009.

GRANTOR:

X 
Terry A. Powell

X 
Dolores F. Powell

LENDER:

HORIZON BANK

X 
Authorized Officer

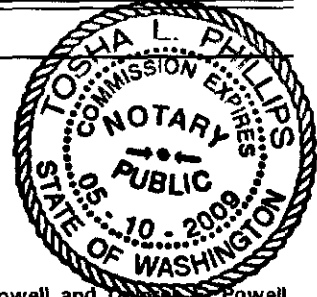


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MODIFICATION OF DEED OF TRUST
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



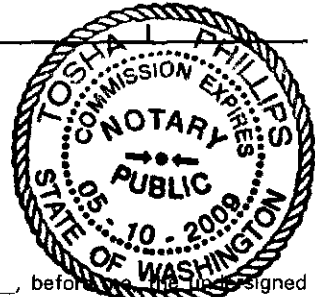
On this day before me, the undersigned Notary Public, personally appeared Terry A. Powell and ~~Debra J. Powell~~, husband and wife, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of March, 20 09

By Tosha L. Phillips Residing at Mt. Vernon
Notary Public in and for the State of WA My commission expires 5-10-09

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this 31st day of March, 20 09, before me, the undersigned Notary Public, personally appeared Jay Kaemingk and personally known to me or proved to me on the basis of satisfactory evidence to be the SVP/Officer, authorized agent for Horizon Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Horizon Bank, duly authorized by Horizon 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 Horizon Bank.

By Tosha L. Phillips Residing at Mt. Vernon
Notary Public in and for the State of WA My commission expires 5-10-09



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