

RETURN ADDRESS:

Skagit State Bank
Main Office
301 E. Fairhaven Ave
P O Box 285
Burlington, WA 98233



200907240129
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 129653-PW / 200805190003

Additional on page _____

Grantor(s):

- 1. FARMER, SCOTT A
- 2. FARMER, DENISE M

Grantee(s)

- 1. Skagit State Bank

Legal Description: Ptn GL 8 & 9, 21-35-6 E W.M. aka Ptn Tracts 1-3, SP #161-79

Additional on page _____

Assessor's Tax Parcel ID#: 350621-4-020-0000 (P41772), 350621-4-020-0100 (P96109), 350621-4-020-0200 (P96110)



* DEED#####%#####%07-21-2009*

THIS MODIFICATION OF DEED OF TRUST dated July 21, 2009, is made and executed between SCOTT A. FARMER and DENISE M. FARMER, husband and wife, whose address is 32810 S SKAGIT HWY, SEDRO WOOLLEY, WA 98284-8619 as to Parcel 'A' and DENISE M. FARMER, as her separate property, as to Parcel 'B' and SCOTT A. FARMER, as his separate property, as to Parcel 'C' ("Grantor") and Skagit State Bank, whose address is Main Office, 301 E. Fairhaven Ave, P O Box 285, Burlington, WA 98233 ("Lender").

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

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 14, 2008 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

Recorded May 19, 2008 under auditor's file number 200805190003, records of Skagit County.

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

See Exhibit B, 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 32810 and 32828 SOUTH SKAGIT HWY, SEDRO WOOLLEY, WA 98284-8619. The Real Property tax identification number is 350621-4-020-0000 (P41772), 350621-4-020-0100 (P96109), 350621-4-020-0200 (P96110).

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


Whereas Scott Farmer and Denise Farmer, hereinafter Farmer, being the Grantor, on said Deed of Trust have been a party to those boundary line adjustment deeds recorded under Skagit County Auditor's file numbers 200812300144, 200812300145, 200812300146 and 200812300147 which caused the original legal description of said Deed of Trust to be reconfigured. As part of the boundary line adjustment a portion of the premises subject to said Deed of Trust was reconfigured by deeds recorded under Auditor's file numbers 200812300144, 200812300145 and 200812300146 in which Farmer was both the grantor and the grantee. In addition as part of the boundary line adjustment a portion of the premises subject to said Deed of Trust was conveyed by deed recorded under Auditor's file number 200812300147 to George W. Alvarez as grantee. Further additional property was received by Farmer in the deed recorded under Auditor's file number 200812300148 from George Alvarez as grantor to Farmer as grantee. The Lender hereby agrees to execute and have a Partial Reconveyance document recorded to release the portion of the original property conveyed to Alvarez by Farmer. The legal description of the Deed of Trust is hereby modified to remove the portion conveyed to Alvarez and to add the additional property conveyed to Farmer. The resulting reconfigured legal description of said Deed of Trust is described in the attached Exhibit B. For this purpose Farmer as Grantor on said Deed of Trust, hereby grants, transfers, conveys, and assigns to Trustee, in trust, with the power of sale and right of entry and possession, a security interest in all estate, right, title and interest that Grantor now has or may later acquire in the additional property, subject to and in accordance with all of the other terms set forth in the Deed of Trust.

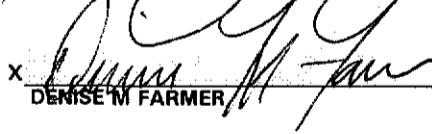
This agreement is executed solely for the purpose of modifying the legal description of the property subject to the terms of the Deed of Trust and is not a novation. Except as hereinabove provided, all of the remaining terms, provisions and conditions of the Deed of Trust shall remain in full force and effect. This agreement shall not affect or impair any right of remedy of the Deed of Trust under the terms of said deed of trust, the note or any other agreement, instrument or document executed by the Grantor to said Lender.

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 endorser 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 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 21, 2009.


GRANTOR:

X 
SCOTT A FARMER

X 
DENISE M FARMER

LENDER:

SKAGIT STATE BANK

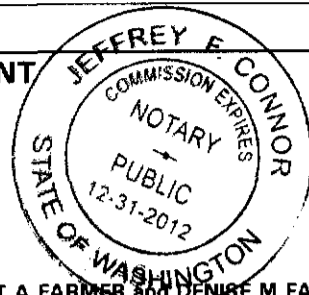
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Authorized Officer



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Skagit County Auditor

MODIFICATION OF DEED OF TRUST
(Continued)

INDIVIDUAL ACKNOWLEDGMENT



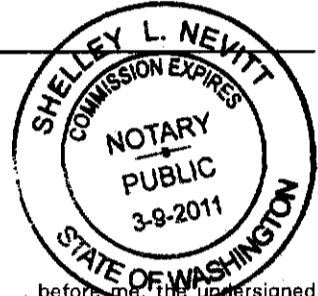
STATE OF Washington)
) SS
COUNTY OF Skagit)

On this day before me, the undersigned Notary Public, personally appeared **SCOTT A FARMER and DENISE M FARMER**, 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 23rd day of July, 2009

By Jeffrey F. Connor Residing at Mount Vernon
Notary Public in and for the State of WA My commission expires 12-31-12

LENDER ACKNOWLEDGMENT



STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 23rd day of July, 2009, before me, the undersigned Notary Public, personally appeared Jeffrey F. Connor and personally known to me or proved to me on the basis of satisfactory evidence to be the Jeffrey F. Connor, authorized agent for **Skagit State Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Skagit State Bank**, duly authorized by **Skagit State 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 **Skagit State Bank**.

By Shelley L. Nevitt Residing at Mount Vernon
Notary Public in and for the State of Washington My commission expires 3-9-2011

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Skagit County Auditor

DESCRIPTION:

EXHIBIT B

PARCEL "A":

Those portions of Lot 1 and Lot 2 and Lot 3 of Short Plat No. 161-79, as recorded in Volume 4 of Short Plats at page 57, under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Southerly and Westerly of the following described line:

Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;
thence South 00°44'58" West along the East line of said Lot 3, a distance of 286.50 feet;
thence North 72°13'02" West, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;
thence North 00°47'32" East parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description.

EXCEPT that portion of Short Plat No. 161-79 as recorded in Volume 4 of Short Plats, at page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 1;
thence North 00°47'32" East along the West line of said Lot 1, a distance of 299.09 feet;
thence South 51°39'15" East, a distance of 46.32 feet;
thence South 8°30'53" West, a distance of 273.34 feet to the point of beginning of this description.

SUBJECT TO a well protection easement over, under and through that portion of a 100 foot diameter circle lying Southerly of the above described line, the center of said circle is described as follows:

Beginning at the Northwest corner of said Lot 1;
thence North 83°04'34" East along the North line of Lot 1 and Lot 2 of said Short Plat No. 161-79, a distance of 199.80 feet;
thence South 6°55'26" East, a distance of 119.91 feet to an existing well and the center of said circle.

TOGETHER WITH that portion of Government Lot 8, Section 21, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 8;
thence North 00°47'32" East along the East line thereof, a distance of 299.10 feet to the point of beginning of this description;
thence North 12°06'44" West, a distance of 221.21 feet to the South line of the South Skagit Highway;
thence North 83°04'34" East along said South line, a distance of 49.85 feet to the East line of said Government Lot 8;
thence South 00°47'32" West along the said East line, a distance of 222.31 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

**DESCRIPTION:
EXHIBIT B CONTINUED:**

PARCEL "B":

Those portions of Lot 1 and Lot 2 of Short Plat No. 161-79 as recorded in Volume 4 of Short Plats at page 57, under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Northerly and Easterly of the following described line:

Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;
thence South 00°44'58" West along the East line of said Lot 3, a distance of 286.50 feet;
thence North 72°13'02" West, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;
thence North 00°47'32" East parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description.

TOGETHER WITH a well protection easement over, under, and through that portion of a 100 foot diameter circle lying Southerly of the above described line, the center of said circle is described as follows:

Beginning at the Northwest corner of said Lot 1;
thence North 83°04'34" East along the North line of Lot 1 and Lot 2 of said Short Plat No. 161-79, a distance of 199.80 feet;
thence South 6°55'26" East, a distance of 119.91 feet to an existing well and the center of said circle.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 3 of Short Plat No. 161-79 as recorded in Volume 4 of Short Plats, at page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;
thence South 00°44'58" West along the East line of said Lot 3, a distance of 286.50 feet;
thence North 72°13'02" West, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;
thence North 00°47'36" East parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description.

Situate in the County of Skagit, State of Washington.



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