

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Craig E. Cammock  
Skagit Law Group, PLLC  
P.O. Box 336 / 227 Freeway Drive, Ste B  
Mount Vernon, WA 98273



201001140091

Skagit County Auditor

1/14/2010 Page 1 of 7 2:59PM

**MODIFICATION OF DEED OF TRUST  
(SPREADER AGREEMENT)**

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Reference No.: 200709240171 (Deed of Trust)  
Grantor (s): SKAGIT SYNERGY, LLC,  
a Washington limited liability company;  
DUANE D. YOUNGREN and  
TIFFANY V. YOUNGREN,  
husband and wife  
Grantee (s): LLR GROUP, LLC,  
a Washington limited liability company  
Additional Grantor(s) on page(s):  
Additional Grantee(s) on page(s):  
Abbreviated Legal: Lots 1-6, Blk 8, Am. Burlington  
Additional Legal on page(s): 2, 3, 4  
Assessor's Tax Parcel Nos.: P71323 / 4076-008-006-0016  
P71324 / 4076-008-006-0107

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**THIS MODIFICATION OF DEED OF TRUST** dated December 31, 2009, is made and executed between SKAGIT SYNERGY, LLC, a Washington limited liability company, whose address is PMB 617, 934 South Burlington Boulevard, Burlington, Washington, 98233, and DUANE D. YOUNGREN and TIFFANY V. YOUNGREN, husband and wife, whose address is PMB 617, 934 South Burlington Boulevard, Burlington, Washington, 98233, (collectively "Grantors/Borrowers"), and LLR GROUP, LLC, a Washington limited liability company, whose address is P. O. Box 336, Mount Vernon, Washington, 98273 (Lender/Grantee).

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated September 21, 2007 (the "Deed of Trust") which has been recorded in Skagit County,

State of Washington on September 24, 2007, under Skagit County Auditor's File No. 200709240171.

**ORIGINAL REAL PROPERTY LEGAL DESCRIPTION:**

Lots 1 to 6, inclusive, Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington,

EXCEPT that portion of said Block 8, embraced within the boundaries of the right of way of the spur track of the Great Northern Railway extending over and across said Block.

TOGETHER WITH that portion of the vacated West ½ of Oak Street adjoining said Lot 1 on the East.

ALSO TOGETHER WITH the North 30 feet of the vacated Magnolia Avenue, located East of Burlington Northern Railroad and West of North Oak Street, abutting said Lots 1 through 6.

Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

The Real Property or its address is commonly known as 501 North Oak Street, Burlington, Washington, 98233.

The Real Property tax identification number is P71323/4076-008-006-0016.

**MODIFICATION:** Lender and Grantors hereby add collateral to the Deed of Trust as follows:

**THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST IDENTIFIED WITH THE FOLLOWING AMENDMENTS:**

**SPREAD TO ADDITIONAL PROPERTY.** The Deed of Trust is hereby modified to add property as described below. For this purpose Grantors/Borrowers hereby grant, transfer, convey and assign to Trustee, in trust, with power of sale and right of entry and possession, a security interest in all estate, right, title and interest that borrower 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.



**ADDITIONAL PROPERTY LEGAL DESCRIPTION:**

Two strips of land lying in Block 8, "Amended Plat of Burlington, Skagit County, Wash." as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington, described as follows:

Strip No. 1

That portion of that certain 25 foot wide strip of land described in deed dated July 23, 1892 from Geo. D. McLean and Ella R. McLean to Seattle and Northern Railway Company (predecessor in interest to BNSF Railway Company) recorded October 28, 1892 in Volume 23, Page 123, records of Skagit County, Washington, described in said deed as lying in Lots 2, 3, 4, 5 and 6 of said Block 8.

Strip No. 2

That portion of that certain 20 foot wide strip of land described in deed dated July 22, 1892 from Geo. D. McLean and Ella R. McLean to Seattle & Montana Railway Company (predecessor in interest to BNSF Railway Company) recorded November 1, 1892 in Volume 23 of Deeds, Page 704, records of Skagit County, Washington, described in said deed as lying in Lots 4, 5 and 6 of said Block 8.

**NEW LEGAL DESCRIPTION.** By the execution of this document Grantors and Grantee agree that the property now encumbered with the lien of the Deed of Trust identified above will now be against the following described tract:

Lots 1 to 6, inclusive, Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington,

TOGETHER WITH that portion of the vacated West ½ of Oak Street adjoining said Lot 1 on the East.

ALSO TOGETHER WITH the North 30 feet of the vacated Magnolia Avenue, located East of Burlington Northern Railroad and West of North Oak Street, abutting said Lots 1 through 6.

ALSO TOGETHER WITH two strips of land lying in Block 8, "Amended Plat of Burlington, Skagit County, Wash." as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington, described as follows:



Strip No. 1

That portion of that certain 25 foot wide strip of land described in deed dated July 23, 1892 from Geo. D. McLean and Ella R. McLean to Seattle and Northern Railway Company (predecessor in interest to BNSF Railway Company) recorded October 28, 1892 in Volume 23, Page 123, records of Skagit County, Washington, described in said deed as lying in Lots 2, 3, 4, 5 and 6 of said Block 8.

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That portion of that certain 20 foot wide strip of land described in deed dated July 22, 1892 from Geo. D. McLean and Ella R. McLean to Seattle & Montana Railway Company (predecessor in interest to BNSF Railway Company) recorded November 1, 1892 in Volume 23 of Deeds, Page 704, records of Skagit County, Washington, described in said deed as lying in Lots 4, 5 and 6 of said Block 8.

Situate in the City of Burlington, County of Skagit, State of Washington.

**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 the 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 person(s) 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 provision 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.

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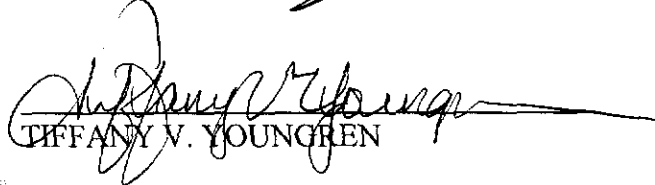


GRANTORS ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTORS AGREE TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED


12-31, 2009.

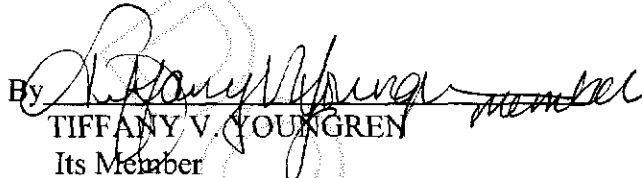
GRANTORS:

  
DUANE D. YOUNGREN

  
TIFFANY V. YOUNGREN

SKAGIT SYNERGY, LLC, a Washington limited liability company

By   
DUANE D. YOUNGREN  
Its Member

By   
TIFFANY V. YOUNGREN  
Its Member

LENDER:

LLR GROUP, LLC, a Washington limited liability company

By   
MICHAEL J. SPINK  
Its Manager



201001140091

Skagit County Auditor

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TRAVIS )

I certify that I know or have satisfactory evidence that Duane D. Youngren is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Synergy, LLC, a Washington limited liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.



Julian T. Le  
NOTARY PUBLIC  
Printed name: Julian T. Le  
My appointment expires: 5/10/2012

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TRAVIS )

I certify that I know or have satisfactory evidence that Duane D. Youngren is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: DECEMBER 31, 2009.



Julian T. Le  
NOTARY PUBLIC  
Printed name: Julian T. Le  
My appointment expires: 5/10/2012

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TRAVIS )

I certify that I know or have satisfactory evidence that Tiffany V. Youngren is the person who appeared before me, and said person acknowledged that she signed this



instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of Skagit Synergy, LLC, a Washington limited liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

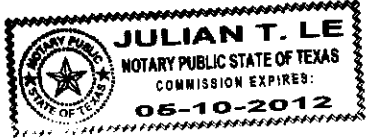


Julian T. Le  
NOTARY PUBLIC  
Printed name: Julian T. Le  
My appointment expires: 5/10/2012

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TRAVIS )

I certify that I know or have satisfactory evidence that Tiffany V. Youngren is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: DECEMBER 31, 2009.



Julian T. Le  
NOTARY PUBLIC  
Printed name: Julian T. Le  
My appointment expires: 5/10/2012

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Michael J. Spink is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of LLR Group, LLC, a Washington limited liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

**Notary Public  
State of Washington  
M. KATHRYN SCHMIDT  
MY COMMISSION EXPIRES  
November 13, 2012**

M. Kathryn Schmidt  
NOTARY PUBLIC  
Printed name: M. Kathryn Schmidt  
My appointment expires: Nov. 13, 2012

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Skagit County Auditor