



201003110048

Skagit County Auditor

3/11/2010 Page

1 of

4 10:14AM

**RETURN ADDRESS:**

Frontier Bank  
Mount Vernon  
119 E College Way  
Mount Vernon, WA  
98273

GUARDIAN NORTHWEST TITLE CO.

**MODIFICATION OF MORTGAGE**

*M9413-2*

Reference # (if applicable): CBC1 XX0197 - TITLE ORDER NO. 114470 Additional on page \_\_\_\_\_

Grantor(s):

*200412070103*

1. BOON, DAVID
2. BOON, YVONNE

Grantee(s)

1. Frontier Bank

Legal Description: PTN N 1/2 OF SE 1/4, 17-33-4-E W.M.

Additional on page 2

Assessor's Tax Parcel ID#: 330417-4-001-0009 & 330417-4-002-0008

THIS MODIFICATION OF MORTGAGE dated March 1, 2010, is made and executed between DAVID BOON and YVONNE BOON, WHO ALSO APPEARS OF RECORD AS DAVID L. BOON AND YVONNE G. BOON, HUSBAND AND WIFE, whose address is 16481 RD 3 SW, QUINCY, WA 98848 (referred to below as "Grantor") and Frontier Bank, whose mailing address is 332 SW Everett Mall Way, Everett, WA 98213-0215 (referred to below as "Lender").

DOCUMENT

**MODIFICATION OF MORTGAGE  
(Continued)**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 3, 2004 (the "Mortgage") which has been recorded in SKAGIT County, State of Washington, as follows:

**RECORDED ON DECEMBER 7, 2004, UNDER AUDITOR'S FILE NUMBER 200412070103, IN SKAGIT COUNTY, STATE OF WASHINGTON.**

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

See SCHEDULE "A-1", 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 20616 BULSON RD, MOUNT VERNON, WA 98274. The Real Property tax identification number is 330417-4-001-0009 & 330417-4-002-0008.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:


**THIS MODIFICATION REPRESENTS THE RELEASE OF LOT 3-A AND SUBSEQUENT CHANGE IN THE LEGAL DESCRIPTION.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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 MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 1, 2010.**

GRANTOR:  
X   
DAVID BOON

X   
YVONNE BOON


LENDER:  
  
FRONTIER BANK  
X   
Authorized Signer

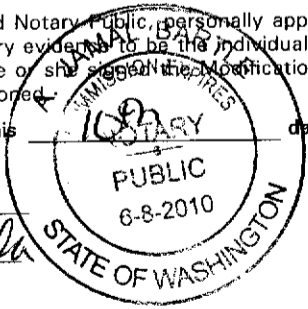
**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared **DAVID BOON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of March, 2010

By   
Notary Public in and for the State of WA Residing at Sumner  
My commission expires 10/10



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Skagit County Auditor

MODIFICATION OF MORTGAGE  
(Continued)

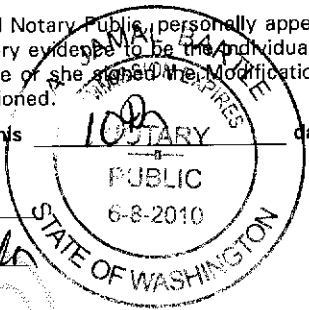
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this day before me, the undersigned Notary Public, personally appeared **YVONNE BOON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of March, 2010

By [Signature] Residing at Sumner  
Notary Public in and for the State of WA My commission expires 6/8/10

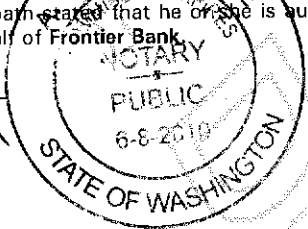


LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

On this 10th day of March, 2010, before me, the undersigned Notary Public, personally appeared [Signature] and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President/Manager, authorized agent for **Frontier Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Frontier Bank**, duly authorized by **Frontier 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 **Frontier Bank**.

By [Signature] Residing at Sumner  
Notary Public in and for the State of WA My commission expires 6/8/10



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Schedule "A-1"

DESCRIPTION:

PARCEL "A"

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion condemned by Drainage District No. 17 in Skagit county civil Cause No. SC 5271.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 3 of Skagit County Short Plat No. 69-81, approved March 6, 1982, recorded March 8, 1982 in Volume 5, page 174 of Short Plats, under Auditor's File No. 8203080042,

EXCEPT right-of-way for Dike District No. 3 as condemned in Skagit County Superior Court Cause No. 2982,

EXCEPT that portion conveyed to Dike District No. 3 by deed recorded April 4, 1910, under Auditor's File No. 78717, records of Skagit County, Washington; being a portion of the Southeast  $\frac{1}{4}$  of Section 17, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXCEPT Lot 3A of Skagit County Short Plat No. PL 07-0565, approved July 29, 2008 and recorded July 29, 2008 as Skagit County Auditor's File No. 200807290012 being a portion of the Southeast  $\frac{1}{4}$  of Section 17, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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