

**RETURN ADDRESS:**

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



201009150119  
Skagit County Auditor

9/15/2010 Page 1 of 3 3:27PM

GUARDIAN NORTHWEST TITLE CO.  
**MODIFICATION OF DEED OF TRUST**

98390

Reference # (if applicable): 201001200018 / 98390

Additional on page \_\_\_\_\_

Grantor(s):

- 1. SCHMITT, ROBERT J
- 2. SCHMITT, CHERYL L

Grantee(s)

- 1. Skagit State Bank

Legal Description: Lot 3, Block 1, "Storie & Carpenter's Addition to the City of Mt. Vernon"

Additional on page \_\_\_\_\_

Assessor's Tax Parcel ID#: 3760-001-003-0009 (P54384)



\* DEED%#####%#####%06-25-2010\*

THIS MODIFICATION OF DEED OF TRUST dated June 25, 2010, is made and executed between ROBERT J SCHMITT and CHERYL L SCHMITT, husband and wife, whose address is 15061 GIBRALTER RD, ANACORTES, WA 98221-8617 ("Grantor") and Skagit State Bank, whose address is Main Office, 301 E. Fairhaven Ave, P O Box 285, Burlington, WA 98233 ("Lender").



UNRECORDED DOCUMENT

MODIFICATION OF DEED OF TRUST  
(Continued)

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated January 14, 2010 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded January 20, 2010 under auditor file number 201001200018.

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

Lot 3, Block 1, "Storie & Carpenter's Addition to the City of Mt. Vernon", as per plat recorded in Volume 3 of Plats, page 58, records of Skagit County, Washington.

Together with a non-exclusive easement for 5 Parking stalls and ingress and egress thereto, over and across Lots 1 and 2 of said Block 1, "Storie & Carpenter's Addition to the City of Mt. Vernon".

The Real Property or its address is commonly known as 600 North 4th Street, Mount Vernon, WA 98273. The Real Property tax identification number is 3760-001-003-0009 (P54384).

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

In consideration of decrease in principal amount of promissory note to \$125,000.00, lien amount on this deed of trust is hereby decreased to \$125,000.00.

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.

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 JUNE 25, 2010.

GRANTOR:

X Robert J Schmitt  
ROBERT J SCHMITT

X Cheryl L Schmitt  
CHERYL L SCHMITT

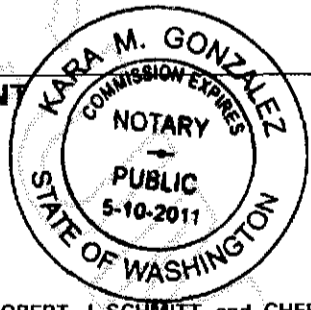
LENDER:

SKAGIT STATE BANK

X Kara M. Gonzalez  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this day before me, the undersigned Notary Public, personally appeared ROBERT J SCHMITT and CHERYL L SCHMITT, 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 2nd day of July, 2010

By Kara M. Gonzalez  
Notary Public in and for the State of WA

Residing at Burlington  
My commission expires 5-10-2011



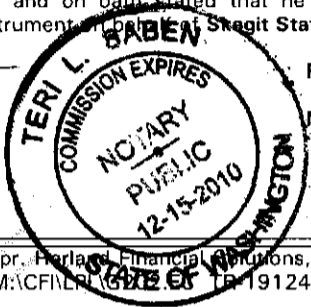
MODIFICATION OF DEED OF TRUST  
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF WA )  
 ) SS  
COUNTY OF Skagit )

On this 2nd day of July, 20 10, before me, the undersigned Notary Public, personally appeared Kara Gottschalk and personally known to me or proved to me on the basis of satisfactory evidence to be the VP, 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 Teri L. Saben Residing at Skagit Co.  
Notary Public in and for the State of WA My commission expires 12-15-10



201009150119  
Skagit County Auditor