



201101270031

Skagit County Auditor

1/27/2011 Page 1 of 2 10:31AM

When Recorded return to:
Richard G. Nelles
34060 Hamilton Cemetery Road
Sedro Woolley, Wa. 98284

Reference No. 99857

Filed at the Request of :
Guardian Northwest Title

DOCUMENT TITLE: MODIFICATION OF DEED OF TRUST
GRANTOR: Boots and Spurs, LLC
GRANTEE/BENE: Richard G. Nelles
TRUSTEE: First American Title of Skagit County

GUARDIAN NORTHWEST TITLE CO.

49857-2

Tax Parcel No.(s) P70966,4066-002-008-0001 and P70965-4066-002-000-0108

MODIFICATION OF DEED OF TRUST

This modification of Deed of Trust is made and executed by Boots and Spurs, LLC, as Grantor, in favor of Richard G. Nelles, as his separate estate as Beneficiary.

Property Description:

PARCEL A: Lots 1-7, inclusive and the West 25 feet of Lot 8, Block 2, 'C.W.GREIST'S PLAT OF GRASMERE" as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County Washington.

PARCEL B: The East 200 feet of the tract labeled "Reserved for Park", on the Plat of "C.W. GRIEST'S PLAT OF GRASMERE" as per plat recorded in Volume 3 of Plats, page 94 of records of Skagit County, Washington; said tract appeared on a prior deed as the "East 200 feet of Park Block 2", TOGETHER WTH those portions of vacated Park Street adjoining which upon vacation reverted to said premises by operation of law; EXCEPT that Westerly portion, if any, of the above described property lying within the right-of-way commonly known as the Concrete Road.

DEED OF TRUST: The original Grantor, Boots and Spurs, LLC executed a Deed of Trust dated October 25, 2005, and recorded November 17, 2005, in the office of the Auditor of Skagit County, Washington under Auditor's File No. 20051170029, records of Skagit County, Washington.

MODIFICATION: The said Deed of Trust is hereby modified as follows:

- Additional legal description outlined as Parcel B herein above
- Due in full date is to be February 1, 2013
- Payment of the sum of \$59,400.00 with interest in accordance with the terms of a promissory note dated October 25, 2005 and modified of even date herewith.

CONINUING 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 the Lender/Beneficiary to this Modification does not waive the Lender's/Beneficiary's right to require strict performance of the Deed of Trust as modified, not obligates Lender/Beneficiary to make future Modifications, except as otherwise agreed. Nothing in this Modification shall constitute a satisfaction of the Promissory Note secured by the Deed of Trust.

Grantor herein acknowledges having read all the provision of this modification of Deed of Trust, Original Deed of Trust and Original Promissory Note and Modification thereto and Grantors hereby agrees to all the terms contained within all the aforementioned documents..

Dated: January 25, 2011

Boots and Spurs, LLC

By: Clay Learned, Managing Member

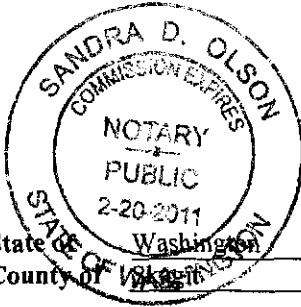
By: Virginia Learned, Managing Member

Richard G. Nelles
Richard G. Nelles

STATE OF: Washington }
County Of: Skagit } SS

I certify that I know or have satisfactory evidence that Clay Learned and Virginia Learned signed this instrument, on oath stated that they are Authorized to execute the instrument and acknowledged it as the Managing Members of Boots and Spurs, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-25-2011



Sandra D. Olson
Sandra D. Olson
Notary Public in and for the State of: Washington
Residing at: Burlington, Wa.
My appointment Expires: 2-20-2011

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Richard G. Nelles, the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-25-2011



Sandra D. Olson
Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington, Wa.
My appointment expires: 2-20-2011

