

RETURN ADDRESS:
WHIDBEY ISLAND BANK
P.O. BOX 1589
OAK HARBOR, WA
98277



201102250114
Skagit County Auditor

2/25/2011 Page 1 of 4 3:50PM

Chicago Title 620012672

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200712060097

Additional on page ____

Grantor(s):

1. ROSS, JAMES E
2. ROSS, NANCY J

Grantee(s)

1. WHIDBEY ISLAND BANK

Legal Description: LOT(S): 11 & 12 BLOCK: 41 TOWN OF MONTBORNE TGW PTN VAC.
LAKESIDE BLVD AND RR ROW

Additional on page 4

Assessor's Tax Parcel ID#: 4135-041-012-0000

THIS MODIFICATION OF DEED OF TRUST dated February 18, 2011, is made and executed between JAMES E. ROSS and NANCY J. ROSS, husband and wife ("Grantor") and WHIDBEY ISLAND BANK, whose address is CL SKAGIT , 321 SE PIONEER WAY, P.O. BOX 1589, OAK HARBOR, WA 98277 ("Lender").

MODIFICATION OF DEED OF TRUST

(Continued)

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 5, 2007 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

Recorded December 6, 2007 under auditor's file number 200712060097.

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

See EXHIBIT "A", 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 24128 NORTH WESTVIEW RD, MOUNT VERNON, WA 98274. The Real Property tax identification number is 4135-041-012-0000.

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

Principal increase to \$488,468.00.

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 AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 18, 2011. GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND

GRANTOR:

X James E Ross
JAMES E ROSS

X Nancy J Ross
NANCY J ROSS

LENDER:

X [Signature]
WHIDBEY ISLAND BANK
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

)
) SS
)



On this day before me, the undersigned Notary Public, personally appeared JAMES E ROSS, 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 Deed of Trust, 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. 25th
Given under my hand and official seal this _____ day of February, 2011.

By [Signature]
Residing at Sedro Woolley
My commission expires 10/5/2012

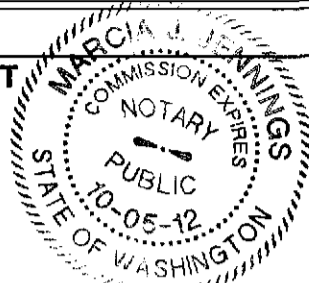
Marcia J. Jennings
Notary Public in and for the State of WA



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 **NANCY J ROSS**, 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 Deed of Trust, 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 25th day of February, 2011

By Marcia J. Jennings

Residing at Sedro-Woolley

Notary Public in and for the State of WA

My commission expires 10/5/2012

Marcia J. Jennings

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 25th day of February, 2011, before me, the undersigned Notary Public, personally appeared Rod Cann and personally known to me or proved to me on the basis of satisfactory evidence to be the vice President, authorized agent for **WHIDBEY ISLAND BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **WHIDBEY ISLAND BANK**, duly authorized by **WHIDBEY ISLAND 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 **WHIDBEY ISLAND BANK**.

By Joanne Bland

Residing at Burlington

Notary Public in and for the State of WA

My commission expires 4/1/14



201102250114
Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74667
For Tax Map ID(s): 4135-041-012-0000

Lots 11 and 12, Block 41, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining which would attach to said premises by due process of law;

EXCEPT the Northeasterly 40 feet thereof as conveyed to Skagit County by Deed recorded under Auditor's File No. 397033, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining Block 41, of the plat of Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extension of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to R.M. Akervick, et ux, by deed recorded March 1, 1961, as Auditor's File No. 604727, records of Skagit County, Washington.

Situated in Skagit County, Washington.



201102250114
Skagit County Auditor