

RETURN ADDRESS:
Peoples Bank
Loan Services Department
P.O. Box 233
Lynden, WA 98264



201104180178
Skagit County Auditor

4/18/2011 Page 1 of 3 12:40PM

LAND TITLE OF SKAGIT COUNTY

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200706010061

Additional on page _____

Grantor(s):

1. BIERL, FRANCIS O
2. BIERL, PEGGY A

Grantee(s)

1. PEOPLES BANK

Legal Description: LOT 1, ROLLING RIDGE ESTATES NO. 1 AND PTN. SE NW, SEC. 27, T35N, R4EWM

Additional on page 2

Assessor's Tax Parcel ID#: 3987-000-001-0000 (P68546) & 350427-0-065-0600 (P37800)

THIS MODIFICATION OF DEED OF TRUST dated April 6, 2011, is made and executed between FRANCIS O BIERL and PEGGY A BIERL, HUSBAND AND WIFE, whose address is 21370 ROLLING RIDGE DR , SEDRO WOOLLEY, WA 98284 ("Grantor") and PEOPLES BANK, whose address is BURLINGTON OFFICE, 757 HAGGEN DRIVE, BURLINGTON, WA 98233 ("Lender").

MODIFICATION OF DEED OF TRUST

Loan No: 5714578-1

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 31, 2007 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

DEED OF TRUST dated May 31, 2007 recorded June 1, 2007 under file number 200706010061 records of Skagit County, Washington.
REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Skagit County, State of Washington:

PARCEL A:
Lot 1 of the PLAT OF ROLLING RIDGE ESTATES NO. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;
TOGETHER WITH that vacated road right-of-way as described by instrument recorded June 16, 1992, under Auditor's File No. 92061 60027, records of Skagit County, Washington.
Situated in Skagit County, Washington

PARCEL B:
All that portion of the Plat of Rolling Ridge Estates No. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, and that portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, lying within the boundaries of the following described tract:

Beginning at the Northwest corner of Tract 1 of said Plat of Rolling Ridge Estates No. 1; Thence running Easterly along the Southerly line of Rolling Ridge Drive as delineated on the face of said Plat to the most Northerly corner of Tract 28 of the Plat of Rolling Ridge Estates No. 5, according to the plat thereof, recorded in Volume 15 of Plats, pages 206 and 207, records of Skagit County, Washington;
Thence South 37°44'52" West along a Westerly line of said Tract 28, a distance of 94.13 feet to an angle point in said Tract 28;
Thence running West along a Northerly line of said Tract 28 to the intersection of the West line of Tract 1 of the Plat of Rolling Ridge Estates No. 1, produced South;
Thence running North along the West line of Tract 1 of said Plat of Rolling Ridge Estates No. 1 and the projection thereof to the point of beginning.

Situated in Skagit County, Washington
The Real Property or its address is commonly known as 21370 Rolling Ridge Drive, Sedro Woolley, WA 98284. The Real Property tax identification number is 3987-000-001-0000 (P68546) & 350427-0-065-0600 (P37800).

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:
Lower the credit limit amount from \$45,000.00 to \$37,641.81.

All other terms and conditions remain the same.
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:
X *[Signature]*
FRANCIS O BIERL

X *[Signature]*
PEGGY A BIERL

LENDER:

PEOPLES BANK

X *[Signature]*
Authorized Officer



Skagit County Auditor

UNOFFICIAL COPY

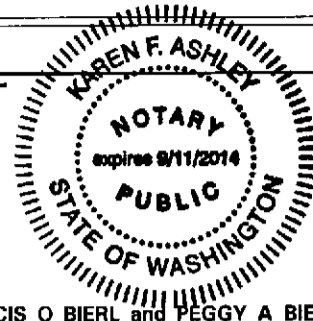
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 5714578-1

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)



On this day before me, the undersigned Notary Public, personally appeared FRANCIS O BIERL and PEGGY A BIERL, 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.

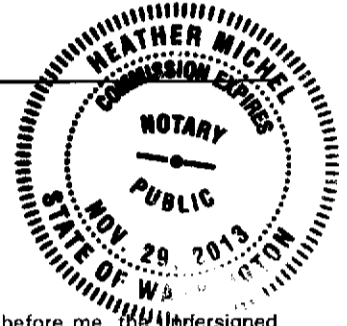
Given under my hand and official seal this 13TH day of APRIL, 2011

By Karen Ashley
KAREN ASHLEY
Notary Public in and for the State of WA

Residing at SEDRO-WOOLLEY
My commission expires 9/11/2014

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Whatcom)



On this 14th day of April, 20 11, before me, the undersigned Notary Public, personally appeared Stacy Hudak and personally known to me or proved to me on the basis of satisfactory evidence to be the vice president, authorized agent for PEOPLES BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PEOPLES BANK, duly authorized by PEOPLES 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 PEOPLES BANK.

By Heather Michel
Notary Public in and for the State of WA

Residing at Ferndale
My commission expires 11-29-2013



201104180178
Skagit County Auditor