

Return Address:

Northwest FCS-Burlington
265 East George Hopper Road
PO Box 966
Burlington, WA 98233



201204270076
Skagit County Auditor

4/27/2012 Page 1 of 6 12:45PM

ACCOMMODATION RECORDING

LAND TITLE OF SKAGIT COUNTY

M-19521

Document 1 Title: Modification of Line of Credit Mortgage
Reference #s: 201006150013-Skagit County and 1272346-Grant County
Additional Reference #s on page: 2

Grantors:

Western Valley Farms L.L.C.
Boon, David L.

Additional Grantors on page: 2

Grantees:

Northwest Farm Credit Services, PCA

Additional Grantees on page: _____

Document 2 Title: Modification of Fixture Filing
Reference #s: 201006150013-Skagit County and 1272346-Grant County
Additional Reference #s on page: 2

Grantors:

Western Valley Farms L.L.C.
Boon, David L.

Additional Grantors on page: 2

Grantees:

Northwest Farm Credit Services, PCA

Additional Grantees on page: _____

Abbreviated Legal Description:

FU 121, IB 78, Grant County; A: SW1/4 of NE1/4 & Ptn Gov. Lot 2, 6-33-4 E; B: N1/2 of NW1/4 of SE1/4, 17-33-4 E; and C: Lot 3B SP PL 07-0565; ptn SE1/4, 17-33-4 E.W.M., Skagit County

Assessor's Property Tax Parcel/Account Numbers:

(Skagit Co.)	
330406-0-003-0008	P16412
330406-1-002-0007	P16436
330417-4-002-0008	P16743
330417-4-001-0009	P16739

(Grant Co.)
20-173-000

Modification of Line of Credit Mortgage (066568-141-999-99)

**MODIFICATION OF LINE OF CREDIT MORTGAGE
AND FIXTURE FILING**

This Modification of Line of Credit Mortgage and Fixture Filing (this "Modification"), dated as of April 25, 2012, is made by and between **Western Valley Farms L.L.C.**, which acquired title as **Western Valley Farms, LLC, a Limited Liability Company** and **David L. Boon and Yvonne G. Boon, a married couple** (collectively "Mortgagor"), whose address is 20616 Bulson Road, Mount Vernon, WA 98274, and **NORTHWEST FARM CREDIT SERVICES, PCA**, a corporation organized and existing under the laws of the United States ("Mortgagee"), whose address is 1700 South Assembly Street, Spokane, WA 99224-2121, P. O. Box 2515, Spokane, WA 99220-2515.

WHEREAS, on June 11, 2010, a Line of Credit Mortgage and Fixture Filing was executed in favor of Mortgagee, which was recorded on June 15, 2010, under Auditor's File No. 201006150013, in the Official Records of Skagit County, Washington, and recorded on June 17, 2010, under Auditor's File No. 1272346, in the Official Records of Grant County, Washington (the "Mortgage"), covering the land described in said Mortgage.

WHEREAS, the obligations secured by the Mortgage are now hereby described as follows:

Note No.	Date of Note	Principal Amount	Final Installment Date
66568-141	April 25, 2012	\$1,800,000.00	June 1, 2013
66568-142	April 25, 2012	\$1,400,000.00	June 1, 2013
66568-143	April 25, 2012	\$500,000.00	June 1, 2013
69532-141	April 25, 2012	\$350,000.00	June 1, 2013

In addition, this mortgage is intended to secure future loans and advances made by Mortgagee, no matter how evidenced; provided however, the aggregate sum of all principal balances of all such loans and advances secured hereby shall not, at any one time, exceed the principal amount(s) described above, exclusive of interest and amounts advanced to protect Mortgagee's interests hereunder and under the Loan Documents. The continuing validity and priority of this mortgage for future loans and advances shall not be impaired by the fact that at certain times no outstanding indebtedness to Mortgagee nor commitment from Mortgagee to make future loans exist.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, receipt of which is hereby acknowledged, and intending to be bound hereby, Mortgagor and Mortgagee now agree to modify the Mortgage as follows.

**ARTICLE 1
AMENDMENTS**

1.1 Recitals, References and Definitions.

- a. The recitals hereto are incorporated in and made a part of this Modification.
- b. All references in the Mortgage to the "Mortgage" are deemed to refer to the Mortgage as amended and supplemented by this Modification.
- c. All capitalized terms used but not otherwise defined in this Modification shall have the meaning given such terms in the Mortgage.

Modification of Line of Credit Mortgage (066568-141-999-99)

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**ARTICLE 2
MISCELLANEOUS**

2.1 Headings. Article and section headings are included in this Modification for convenience of reference only and shall not be used in construing this Modification.

2.2 Severability. Every provision of this Modification is intended to be severable. The illegality, invalidity or unenforceability of any provision of this Modification shall not in any way affect or impair the remaining provisions of this Modification, which provisions shall remain binding and enforceable.

2.3 Successors and Assigns. This Modification applies to, inures to the benefit of and binds all parties to this Modification, their heirs, legatees, devisees, administrators, executors, successors and assigns.

2.4 Counterparts. This Modification may be executed in any number of counterparts, each of which, when executed, shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have duly executed this Modification as of the date first above written.


MORTGAGOR:


Western Valley Farms L.L.C., a Limited Liability Company

By: 
Steven E. Boon, Managing Member

By: 
David L. Boon, Managing Member

By: 
Jeffrey S. Boon, Managing Member

By: 
Yvonne G. Boon, Managing Member

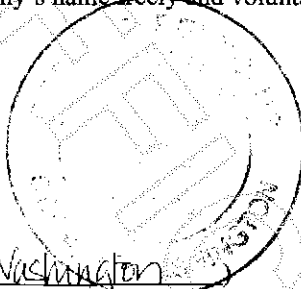

David L. Boon


Yvonne G. Boon



STATE OF Washington)
)ss.
County of Skagit)

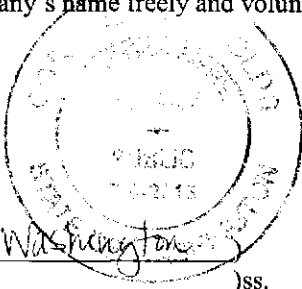
On this 25th day of April, 2012, before me personally appeared Steven E. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



Corinne Reynolds
Notary Public for the State of Washington
Residing at Lalouner
My commission expires 7/19/13
Printed Name Corinne Reynolds

STATE OF Washington)
)ss.
County of Skagit)

On this 25th day of April, 2012, before me personally appeared David L. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



Corinne Reynolds
Notary Public for the State of Washington
Residing at Lalouner
My commission expires 7/19/13
Printed Name Corinne Reynolds

STATE OF Washington)
)ss.
County of Skagit)

On this 25th day of April, 2012, before me personally appeared Jeffrey S. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



Corinne Reynolds
Notary Public for the State of Washington
Residing at Lalouner
My commission expires 7/19/13
Printed Name Corinne Reynolds

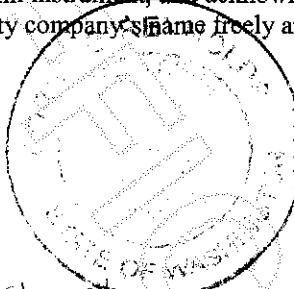
Modification of Line of Credit Mortgage (066568-141-999-99)



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STATE OF Washington)
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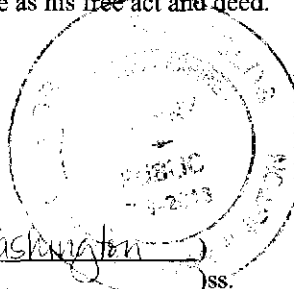
On this 25th day of April, 2012, before me personally appeared Yvonne G. Boon, known to me to be a Managing Member in Western Valley Farms L.L.C., a limited liability company which executed the within instrument, and acknowledged that he/she executed the same as such Managing Member and in the limited liability company's name freely and voluntarily.



Corrine Reynolds
Notary Public for the State of Washington
Residing at LaConner
My commission expires 7/19/13
Printed Name Corrine Reynolds

STATE OF Washington)
)ss.
County of Skagit)

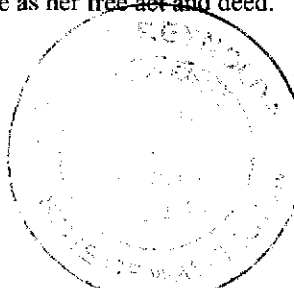
On this 25th day of April, 2012, before me personally appeared David L. Boon, known to me to be the person(s) described in and who executed the within instrument, and acknowledged that he executed the same as his free act and deed.



Corrine Reynolds
Notary Public for the State of Washington
Residing at LaConner
My commission expires 7/19/13
Printed Name Corrine Reynolds

STATE OF Washington)
)ss.
County of Skagit)


On this 25th day of April, 2012, before me personally appeared Yvonne G. Boon, known to me to be the person(s) described in and who executed the within instrument, and acknowledged that she executed the same as her free act and deed.



Corrine Reynolds
Notary Public for the State of Washington
Residing at LaConner
My commission expires 7/19/13
Printed Name Corrine Reynolds

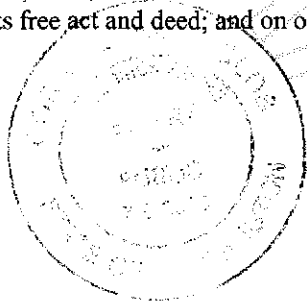


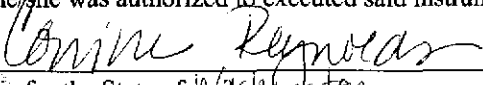
**MORTGAGEE:
NORTHWEST FARM CREDIT SERVICES, PCA**

By 
Authorized Agent

STATE OF Washington)
County of Skagit) ss.

On this 25th day of April, 2012, before me personally appeared Tim Van Hofwegen, known to me to be an authorized agent of Northwest Farm Credit Services, PCA, that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to executed said instrument.




Notary Public for the State of Washington
Residing at LaConner
My commission expires 7/9/13
Printed Name Corrine Reynolds

