

RECORDING REQUESTED BY
UNION BANK, N.A.



201210290029
Skagit County Auditor

AND WHEN RECORDED, MAIL TO:

10/29/2012 Page 1 of 6 9:29AM

UNION BANK, N.A.
Attn: L. Southerland/CRELA
145 S. State College Blvd., Suite 600
Brea, CA 92821

LAND TITLE OF SKAGIT COUNTY

129196-05

Space Above This Line for Recorder's Use

MODIFICATION AGREEMENT (SHORT FORM)

Grantor (Borrower/Trustor): Bryan S. Sakuma and Barbara K. Sakuma

Grantee (Lender/Beneficiary): Union Bank, N.A., successor in interest to the FDIC, as Receiver of Frontier Bank

Legal Description (abbreviated): Lots 2 & 3, SP 92-023: PTN NE 1/4 OF NW 1/4, 27-35-3 E W.M.

(Additional Legal(s) on Exhibit A).

Assessor's Tax Parcel I.D.#: 350327-2-001-0200/P104029 & 350327-2-001-0000/P34856

Reference No. Documents Released or Assigned: _____

Date: August 17, 2012

RECITALS

The undersigned agree that the following documents: (i) that certain promissory note dated May 27, 2008 in the stated principal amount of One Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars \$ 142,500.00 (the "Original Note") executed by Bryan S. Sakuma and Barbara K. Sakuma, as Debtor, and (ii) that certain deed of trust securing the same executed by Bryan S. Sakuma and Barbara K. Sakuma, husband and wife as Debtor and Trustor and recorded on May 29, 2008, as Instrument/Serial No. 200805290120, in Official Records, County of Skagit, State of Washington, (the "Deed of Trust") be and are amended upon the terms and conditions set forth in that certain Modification Agreement (Long Form) between the undersigned dated August 1, 2012.

The Modification Agreement (Long Form) is by this reference incorporated herein and made a part hereof. The Deed of Trust affects that certain real property described in Exhibit "A" attached hereto and incorporated by this reference.

MODIFICATION OF DEED OF TRUST

It is further agreed that said Deed of Trust shall be and is hereby amended and modified as follows:

1.1 The maturity date of the Note is amended from May 27, 2012 to September 15, 2013.

1.1 **Amendment of Section entitled "Choice of Venue."** The Deed of Trust is being amended by the deletion in its entirety of Section entitled "Choice of Venue" and the insertion of the following: "**Disputes.** If there is a lawsuit, Trustor agrees upon Bank's request to submit to the jurisdiction of the courts of Skagit County, state of Washington. This Agreement hereby incorporates any alternative dispute resolution agreement previously, concurrently or hereafter executed between Trustor and Bank."

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement (Short Form) as of the date first written above.

DEBTOR AND TRUSTOR:



Bryan S. Sakuma



Barbara K. Sakuma

BENEFICIARY:

UNION BANK, N.A.

successor in interest to the FDIC, as Receiver of Frontier Bank

By: 

Name: Peter Sontra
Title: Vice President

Name: Peter Sontra

Title: Vice President



NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Bryan S. Sakuma is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

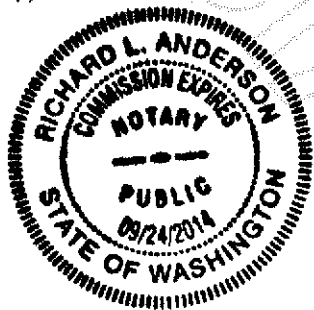
Dated: August 22, 2012

[Signature]
(Signature)

RICHARD L. ANDERSON

(Name legibly printed or stamped)

(Seal or stamp)



Notary Public in and for the State of Washington
residing at Bainbridge, WA

My appointment expires September 24, 2014



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Skagit County Auditor

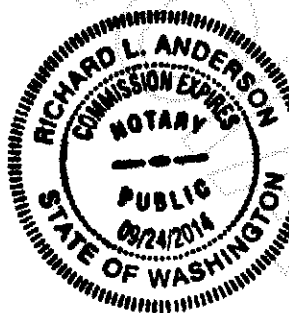
NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BARBARA K. SAKUMA is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: AUGUST 22, 2012

(Seal or stamp)



[Signature]

(Signature) **RICHARD L. ANDERSON**

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at DURLINGTON, WA 98233

My appointment expires SEPTEMBER 24, 2012



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Skagit County Auditor

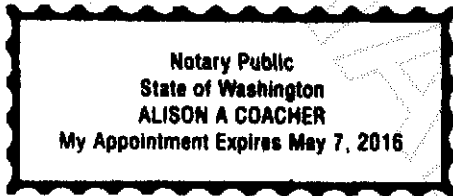
WASHINGTON NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Peter Sontra is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument, on oath stated that he/~~she~~ was authorized to execute the instrument and acknowledged it as the Vice President of Union Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/25/12

(Seal or stamp)



Alison A. Coacher

(Signature)

Alison A. Coacher

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Mill creek, WA

My appointment expires May 7, 2016



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Skagit County Auditor

**EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY**

THIS EXHIBIT "A" IS ATTACHED TO THAT CERTAIN MODIFICATION AGREEMENT DATED August 17, 2012.

ASSESSOR'S PARCEL NUMBER(S) OF COLLATERAL PROPERTY:

350327-2-001-0200/P104029 & 350327-2-001-000/P34856

LEGAL DESCRIPTION:

LOTS 2 & 3 OF SHORT PLAT NO. 92-023, APPROVED NOVEMBER 18, 1992, RECORDED NOVEMBER 19, 1992, IN BOOK 10 OF SHORT PLATS, PAGES 140 AND 141 UNDER AUDITOR'S FILE NO. 9211190029, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

