

**RETURN ADDRESS:**  
PEOPLES BANK  
MOUNT VERNON OFFICE  
1801 RIVERSIDE DRIVE  
MOUNT VERNON, WA  
98273



Skagit County Auditor \$76.00  
9/30/2013 Page 1 of 5 10:31AM

GUARDIAN NORTHWEST TITLE CO.

**MODIFICATION OF DEED OF TRUST**

**ACCOMMODATION RECORDING ONLY**

Reference # (if applicable): 200811040048

Additional on page 10

Grantor(s):

1. MITZEL, DAN R.
2. BURKLUND, PATRICIA R.

Grantee(s)

1. PEOPLES BANK

Legal Description: SEC. 30 TWP. 34 N, RGE 5 EWM, PTN G LOT 2 AND PTN SE NW

Additional on page 10

Assessor's Tax Parcel ID#: 340530-0-005-0103 (P30457)

**THIS MODIFICATION OF DEED OF TRUST dated September 23, 2013, is made and executed between DAN R. MITZEL AND PATRICIA BURKLUND, HUSBAND AND WIFE, whose address is 12537 EAGLE DRIVE, BURLINGTON, WA 98233-2798 ("Grantor") and PEOPLES BANK, whose address is MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender").**

**MODIFICATION OF DEED OF TRUST**

Loan No: 5032294-203

(Continued)

Page 2

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated October 15, 2008 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

**RECORDED NOVEMBER 4, 2008 UNDER RECORDING NUMBER 200811040048 IN RECORDS OF SKAGIT COUNTY, WA.**

**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 16533 WALKING M LN, MOUNT VERNON, WA 98273-8300. The Real Property tax identification number is 340530-0-005-0103 (P30457).

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

**THIS MODIFICATION OF DEED OF TRUST AMENDS THE DEED OF TRUST DATED OCTOBER 15, 2008 WITH THE FOLLOWING AMENDMENTS:**

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED JUNE 10, 2012 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OR AGREEMENT.

THE LOAN NUMBER HAS CHANGED FROM 5032294-201 TO 5032294-203.

**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 endorser 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 HIS TERMS.** THIS MODIFICATION OF DEED OF TRUST IS DATED SEPTEMBER 23, 2013. GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO HIS TERMS.

**GRANTOR:**  
X DAN R. MITZEL  
X Patricia R. Burklund

**LENDER:**  
PEOPLES BANK  
Authorized Officer [Signature]

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Washington  
COUNTY OF Skagit

)  
) SS  
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On this day before me, the undersigned Notary Public, personally appeared DAN R. MITZEL and PATRICIA R. BURKLUND, personally known 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 27th day of September, 2013.

By [Signature]  
Notary Public in and for the State of WA  
Residing at Mount Vernon  
My commission expires 2-21-14

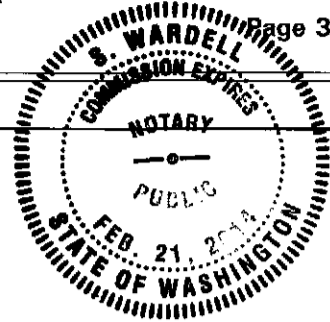


MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 5032294-203

LENDER ACKNOWLEDGMENT

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )



On this 27th day of September, 20 13, before me, the undersigned Notary Public, personally appeared James M Vander Mey and personally known to me or proved to me on the basis of satisfactory evidence to be the Senior 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 S Wardell Residing at Mount Vernon  
Notary Public in and for the State of \_\_\_\_\_ My commission expires 2-21-14

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The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 2, and the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Commencing at the West quarter corner of said Section; thence South 89 degrees 44' 03" East along the East-West centerline of said Section, 1097.51 feet to the most Easterly corner of that parcel of land conveyed to David G. McIntyre by Deed recorded July 1, 1980, under Auditor's File No. 8007010040, said point being the true point of beginning of the parcel herein described; thence North 44 degrees 06' 30" West along the Northeasterly line of said McIntyre parcel, 456.52 feet to intersect a line parallel with and 20 feet Southeasterly of the centerline of an existing gravel road; thence in a general Northeasterly direction along said parallel line by the following courses and distances:

North 52 degrees 00' 00" East, 87.56 feet to the beginning of a curve to the left with a radius of 420.00 feet, Northeasterly along said curve through a central angle of 31 degrees 20' 00", an arc distance of 235.15 feet to a point of tangency, North 20 degrees 40' 00" East, 187.05 feet to the beginning of a curve to the right with a radius of 280.00 feet, Northeasterly along said curve through a central angle of 40 degrees 20' 00", an arc distance of 190.07 feet to a point of tangency, North 61 degrees 00' 00" East, 208.16 feet, and North 68 degrees 00' 00" East, 126.58 feet to intersect the Southwesterly margin of Otter Pond Drive, 60 feet in width at a point on a curve from which the center lies South 20 degrees 48' 17" West, 270.00 feet distant; thence in a general Southeasterly direction along said Southwesterly road margin by the following courses and distances:

Southeasterly along said curve to the right through a central angle of 26 degrees 11' 43", an arc distance of 127.44 feet to a point of tangency, South 43 degrees 00' 00" East, 146.65 feet to the beginning of a curve to the left with a radius of 430.00 feet, and Southeasterly along said curve through a central angle of 52 degrees 20' 03", an arc distance of 392.76 feet to intersect the Westerly margin of Gunderson Road, 40 feet in width; thence in a general Southerly and Southeasterly direction along said road margin by the following courses and distances:

South 8 degrees 00' 00" East, 74.76 feet to the beginning of a curve to the left with a radius of 360.00 feet, Southerly and Southeasterly along said curve through a central angle of 51 degrees 40' 00", an arc distance of 324.63 feet to a point of tangency, South 59 degrees 40' 00" East, 100.00 feet to the beginning of a curve to the right with a radius of 380.00 feet, Southeasterly along said curve through a central angle of 41 degrees 10' 00", an arc distance of 273.03 feet to a point of tangency, and South 18



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degrees 30' 00" East, 144.08 feet to return to said Section centerline; thence North 89 degrees 44' 03" West along said centerline, 1417.64 feet to the point of beginning, EXCEPT the following described parcel of land:

That portion of Government Lot 2, and that portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, more particularly described as follows:

Commencing at the West quarter corner of said Section; thence South 89 degrees 44' 03" East along the East-West centerline of said Section 30; a distance of 1097.51 feet to the true point of beginning; thence continue South 89 degrees 44' 03" East, a distance of 560.00 feet; thence North 48 degrees 39' 53" West, a distance of 906.72 feet to the intersection with a line which is parallel with and 30.00 feet Southeasterly of the centerline of an existing gravel road; thence in a Southwesterly direction along said line South 20 degrees 40' 00" West, a distance of 29.26 feet to the beginning of a curve to the right having a radius of 430.00 feet; thence along the arc of said curve in a Southwesterly direction through a central angle of 31 degrees 20' 00", an arc distance of 235.15 feet; thence South 52 degrees 00' 00" West, a distance of 87.56 feet to a point which bears North 44 degrees 06' 30" West from the true point of beginning; thence South 44 degrees 06' 30" East, a distance of 456.52 feet to the true point of beginning.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded June 12, 1986, under Auditor's File No. 8606120019.

TOGETHER WITH easements as set forth in documents recorded December 6, 1984, under Auditor's File Nos. 8412060042 and 8412060043.



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