

Kathleen L. Larsson

402 3rd Lane

Fox Island, WA 98333



Skagit County Auditor

11/29/2016 Page

1 of

4

\$76.00

3:40PM

Land Title and Escrow

150565-SA

MODIFICATION TO PROMISSORY NOTE AND DEED OF TRUST

This Modification to Promissory Note and Deed of Trust, (the "Modification") is made and entered into and effective this 28th day of November 2016, by and between Kathleen L. Larsson, Beneficiary under the Deed of Trust set forth below (hereinafter called "beneficiary") and Four-H Machine, LLC and Christopher Jean Hatch, Robert James Hatch, and Jimmy George Hatch (hereinafter called "Grantor").

Recitals

1. The Grantor executed that certain Promissory Note dated October 28, 2014 in the original amount of \$235,000, which is secured to the land described below by that certain Deed of Trust of an even date, recorded October 29, 2014 under Skagit County Auditor's File No. 201410290083. (the "Deed of Trust")
2. Said Promissory Note was paid down by \$20,000, and resulting in a new outstanding balance of \$215,000.
3. By Modification dated October 2015, said the due date on said Note was extended until November 1, 2016.
4. Grantor and Beneficiary desire to modify the Promissory Note and Deed of Trust to extend the date upon which the entire balance is due and payable from "November 1, 2016" to "November 1, 2017".
5. As consideration for the above extension, the Grantor agrees to pay the following :
 - The Grantor shall pay a loan extension fee to Kathy L. Larsson in the amount of \$4,790.00, which shall be added to the principle balance of the Note and amortized therewith.
 - The Grantor shall pay a Broker's Fee and admin fee to Investor's Choice Capital in the total amount of \$17,500, which total amount shall be added to the principle balance of the Note and amortized therewith.
 - The Grantor shall pay document drafting fees to John McCrady, Attorney at Law, in the amount of \$500.00, which shall be added to the principle balance of the loan and amortized therewith.
 - The Grantor shall pay title and escrow/courier fees in the amounts of \$687.89 and \$583.00 respectively, which amounts shall be added to the principle balance of the Note and amortized therewith.

Now therefore, for and in receipt of the above considerations, the parties hereto agree as follows:

The Promissory Note and Deed of Trust shall be modified in part as follows:

- 1) The entire balance of this Note together with all interest and late fees, if applicable, shall be due and payable in full on the 1st day of November, 2017
- 2) The principle balance on the Promissory Note is hereby increased to \$239,060.89 and the Deed of Trust is modified to secure the Promissory Note as modified herein.

Except as modified herein, the subject Promissory Note and Deed of Trust is hereby ratified and shall remain unchanged and in full force and effect as therein stated.

In Witness whereof, the parties have caused this Modification to be executed as of the day and year first above written.

Grantor:

Four-H Machine, LLC, by its Members

Christopher Jean Hatch

Robert James Hatch

Jimmy George Hatch

Christopher Jean Hatch, individually

Robert James Hatch, individually

Jimmy George Hatch, individually

Beneficiary:

Kathleen L Larsson

[Handwritten signatures of Christopher Jean Hatch, Robert James Hatch, and Jimmy George Hatch, followed by their individual signatures, and Kathleen L. Larsson.]

State of Washington

) ss.

County of PIERCE)

On this day personally appeared before me Kathleen L. Larsson to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that she signed this instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: NOVEMBER 28, 2016

Name of Notary: LAUREL A BRESTER

Notary in and for the State of Washington



State of Washington

) ss.

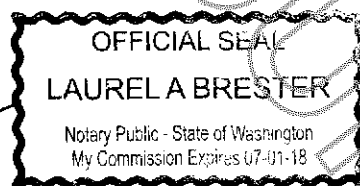
County of PIERCE)

On this day personally appeared before me Christopher Jean Hatch, Robert James Hatch, and Jimmy George Hatch to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that she signed this instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: NOVEMBER 28, 2016

Name of Notary: LAUREL A BRESTER

Notary in and for the State of Washington



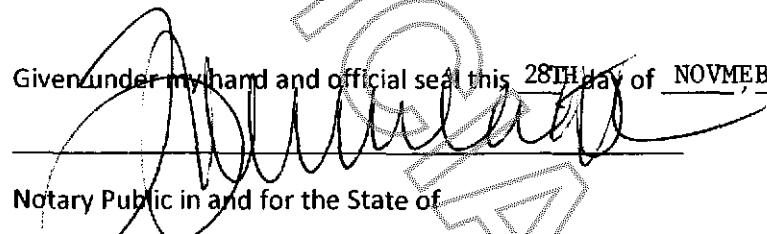
STATE OF WASHINGTON)

)ss.

County of Pierce)

I certify that I know or have satisfactory evidence that Christopher Jean Hatch, Robert James Hatch and Jimmy George Hatch are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Members of Four-H Machine, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 28TH day of NOVEMBER, 2016


Notary Public in and for the State of

Washington

My appointment expires: 7-1-18

