



201701310056

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1/31/2017 Page

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5 12:02PM

MODIFICATION OF DEED OF TRUST

Reference # (if applicable):

201512030057

Additional on page ____

Grantor(s):

- 1. DRAPER, IAIN STEWART
- 2. DRAPER, INGRID MORTON

Grantee(s)

- 1. Umpqua Bank

Legal Description: LOT 12, PLAT OF WINDWARD VILLAGE

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Assessor's Tax Parcel ID#: P121669

THIS MODIFICATION OF DEED OF TRUST dated January 25, 2017, is made and executed between IAIN STEWART DRAPER and INGRID MORTON DRAPER, husband and wife, whose address is 2206 19TH ST, ANACORTES, WA 98221 ("Grantor") and Umpqua Bank, whose address is Portland - Hawthorne, 3557 SE Hawthorne Blvd, Portland, OR 97214 ("Lender").

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**MODIFICATION OF DEED OF TRUST
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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated December 1, 2015 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded on December 3, 2015 under Skagit county Instrument No. 201512030057.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Skagit County, State of Washington:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON LOT 12, 'PLAT OF WINDWARD VILLAGE,' AS PER PLAT RECORDED JUNE 14, 2004, UNDER AUDITOR'S FILE NO. 200406140129, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND PROVISIONS OF RECORD, IF ANY.

The Real Property or its address is commonly known as 2206 19TH ST, Anacortes, WA 98221. The Real Property tax identification number is P121669.

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

This Deed of Trust now secures a Credit Agreement dated January 25, 2017 with a credit limit of \$150,000.00. This Credit Agreement represents a refinance and increase of the existing Credit Agreement dated December 1, 2015.

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.

CROSS COLLATERALIZATION. This loan is not cross-collateralized with any other debts, liabilities of Borrower and/or Grantor to Lender.

VENUE. This transaction has been applied for, considered, approved and made in the State of Washington. If there is a lawsuit relating to this Agreement, you agree, at our request, to submit to the jurisdiction of the courts of Clark County, Washington, except and only to the extent of procedural matters related to the perfection and enforcement of our rights and remedies against the Collateral if the law requires that such a suit be brought in another jurisdiction. As used in this paragraph, the term "Agreement" means the Credit Line Agreement, promissory note, guaranty, security agreement or other agreement, document or instrument in which this paragraph is found, even if this document is described by another name, as well.

ATTORNEY FEES AND EXPENSES. The undersigned agrees to pay on demand all of Lender's costs and expenses, including Lender's attorney fees and legal expenses, incurred in connection with enforcement of this Agreement. Lender may hire or pay someone else to help enforce this Agreement. Lender may also use attorneys who are salaried employees of Lender to enforce this Agreement. The undersigned shall pay all costs and expenses of all such enforcement. In the event arbitration, suit, action or other legal proceeding is brought to interpret or enforce this Agreement, the undersigned agrees to pay all additional sums as the arbitrator or court may adjudge reasonable as Lender's costs, disbursements, and attorney fees at hearing, trial, and on any and all appeals. As used in this paragraph "Agreement" means the loan agreement, promissory note, guaranty, security agreement, or other agreement, document, or instrument in which this paragraph is found, even if this document is also described by another name. Whether or not an arbitration or court action is filed, all reasonable attorney fees and expenses Lender incurs in protecting its interests and/or enforcing this Agreement shall become part of the indebtedness evidenced or secured by this Agreement, shall bear interest at the highest applicable rate under the promissory note or credit agreement, and shall be paid to Lender by the other party or parties signing this Agreement on demand. The attorney fees and expenses covered by this paragraph include without limitation all of Lender's attorney fees (including the fees charged by Lender's in-house attorneys, calculated at hourly rates charged by attorneys in private practice with comparable skill and experience), Lender's fees and expenses for bankruptcy proceedings (including efforts to modify, vacate, or obtain relief from any automatic stay), fees and expenses for Lender's post-judgment collection activities, Lender's cost of searching lien records, searching public record databases, on-line computer legal research, title reports, surveyor reports, appraisal reports, collateral inspection reports, title insurance, and bonds issued to protect Lender's collateral, all to the fullest extent allowed by law.

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INCONSISTENT STATE AND FEDERAL LAWS. From time to time, state and federal laws are inconsistent such that an activity permitted under state law is prohibited under federal law, or vice versa. As noted elsewhere in this Agreement, Grantor shall at all times comply with all governmental requirements, both federal and state, and cause all tenants, agents and other users of the Property or Collateral to so comply. For example, although the retail sale or distribution of marijuana products is allowed under law in some states, it is now prohibited under the federal Controlled Substances Act and Grantor must comply, and cause tenants, agents and other users to comply, with federal law in this instance.

SURETYSHIP WAIVER. Except as prohibited by applicable law, Grantor waives any right to require Lender: (a) to continue lending money or to continue to extend other credit to Borrower; (b) to obtain Grantor's consent to any modification or extension of the Indebtedness (except an increase in the principal to be advanced under the Note); (c) to resort for payment or to proceed directly or at once against any person, including Borrower or any Guarantor; (d) to proceed directly against or exhaust any collateral held by Lender from Borrower, any Guarantor or any other person; and (e) to pursue any other remedy within Lender's power. Except as prohibited by law, Grantor also waives: any and all rights or defenses based on suretyship, if applicable, or impairment of collateral or any law which may prevent Lender from bringing any action, including a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale; any election of remedies by Lender, which destroys or otherwise adversely affects Grantor's subrogation rights or Grantor's rights to proceed against Borrower, if applicable, for reimbursement; any right to claim discharge of the Indebtedness on the basis of unjustified impairment of any collateral for the Indebtedness or based upon any extension, modification, adjustment, restatement, substitution or amendment of the Note or any other document that evidences the Indebtedness, which is made without Grantor's consent.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 25, 2017.

GRANTOR:

x *Iain Stewart Draper*
IAIN STEWART DRAPER

x *Ingrid Morton Draper*
INGRID MORTON DRAPER

LENDER:

UMPQUA BANK

x *Sara Gosnold*
Authorized Officer
sara gosnold

MODIFICATION OF DEED OF TRUST
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON

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) SS
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COUNTY OF SNOHOMISH

SARA GOSNOLD
Notary Public
State of Washington
My Appointment Expires Jun 24, 2020

On this day before me, the undersigned Notary Public, personally appeared IAIN STEWART DRAPER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25th day of January, 2017

By Sara Gosnold (SARA GOSNOLD)
Notary Public in and for the State of WA

Residing at STANWOOD
My commission expires June 24, 2020

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON

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) SS
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COUNTY OF SNOHOMISH

SARA GOSNOLD
Notary Public
State of Washington
My Appointment Expires Jun 24, 2020

On this day before me, the undersigned Notary Public, personally appeared INGRID MORTON DRAPER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 05th day of January, 2017

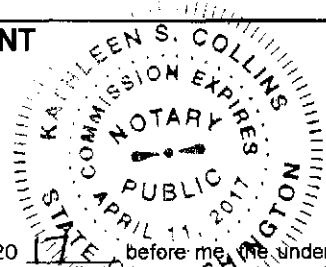
By Sara Gosnold (SARA GOSNOLD)
Notary Public in and for the State of WA

Residing at STANWOOD
My commission expires June 24, 2020

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this 25 day of January, 2017, before me the undersigned Notary Public, personally appeared Sara J Epsbold and personally known to me or proved to me on the basis of satisfactory evidence to be the Authorized Officer, authorized agent for Umpqua Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Umpqua Bank, duly authorized by Umpqua 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 Umpqua Bank.

By KACen Residing at Mount Vernon WA
Notary Public in and for the State of WA My commission expires 04/11/2017

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