

RETURN ADDRESS:

Coastal Community Bank
5415 Evergreen Way (2nd
Floor) / PO Box 12220
Everett, WA 98206-2220



201711270165

Skagit County Auditor \$77.00
11/27/2017 Page 1 of 4 3:39PM

Land Title and Escrow

01-161741-OE

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 19-4100- LTC 01-161741-OE

Additional on page ____

Grantor(s):

- 1. Van Leuven, Malachi
- 2. Van Leuven, Allison

Grantee(s)

- 1. Coastal Community Bank

Legal Description: Ptn NW 1/4 of NW 1/4, 8-33-4 E W.M.

Additional on page 2

Assessor's Tax Parcel ID#: 330408-0-002-0007, P 16491

201705080161

THIS MODIFICATION OF DEED OF TRUST dated November 17, 2017, is made and executed between Malachi Van Leuven and Allison Van Leuven; husband and wife ("Grantor") and Coastal Community Bank, whose address is Evergreen Branch, 5415 Evergreen Way, PO Box 12220, Everett, WA 98206 ("Lender").

UNOFFICIAL DOCUMENT

**MODIFICATION OF DEED OF TRUST
(Continued)**

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 4, 2017 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

Recorded 5-8-2017 under file # 201705080161, Skagit County.

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

That portion of the North 1/2 of the Northwest 1/4 of Section 8, Township 33 North, Range 4 East W.M., described as follows:

Beginning at a point the West line of said Section 264 feet North of the Southwest corner of said North 1/2 of the Northwest 1/4 of the Northwest 1/4;
thence North on the West line of said Section 192 feet;
thence East 330 feet;
thence South 192 feet to a point due East of the point of beginning;
thence West to the point of beginning.

EXCEPT State Highway and ditch rights of way.

Situate in the County of Skagit, State of Washington

The Real Property or its address is commonly known as 19057 Cedardale Road, Mount Vernon, WA 98273. The Real Property tax identification number is 330408-0-002-0007.

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

Additional Advance of \$70,000.00 for a current loan amount of \$503,500.00.

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.

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 NOVEMBER 17, 2017.

GRANTOR:

x MALACHI VANLEUVEN
Malachi Van Leuven

x Allison Van Leuven
Allison Van Leuven

MODIFICATION OF DEED OF TRUST
(Continued)

LENDER:

COASTAL COMMUNITY BANK

X [Signature]
Authorized Officer

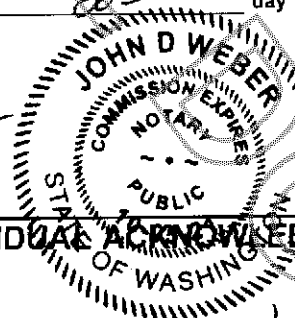
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Malachi Van Leuven**, 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 20th day of November, 2017

By [Signature] Residing at Snohomish, WA
Notary Public in and for the State of WA My commission expires 10/05-2021



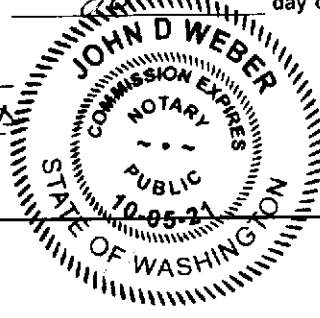
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

On this day before me, the undersigned Notary Public, personally appeared **Allison Van Leuven**, 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 20th day of November, 2017

By [Signature] Residing at Snohomish, WA
Notary Public in and for the State of WA My commission expires 10/05-2021



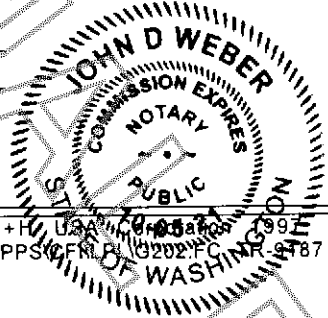
MODIFICATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Snohomish)

On this 20th day of November, 20 17, before me, the undersigned Notary Public, personally appeared Mike Spencer and personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President, authorized agent for **Coastal Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Coastal Community Bank**, duly authorized by **Coastal Community 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 **Coastal Community Bank**.

By [Signature] Residing at Shoreline, WA
Notary Public in and for the State of WA My commission expires 10/05-2021



UNRECORDED DOCUMENT