



201803220052

Document Title: Modification of
Deed of Trust

Reference Number: 201403120040

Grantor(s): additional grantor names on page ___

1. Nathan A. Garretson
2. Jessica R. Garretson

Grantee(s): additional grantee names on page ___

1. US Bank National Association
- 2.

Abbreviated legal description: full legal on page(s) ___

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

I, Nathan Garretson, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$74.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document

Signed *Nathan Garretson* Dated 03-22-18

Recording Requested by:

When Recorded Mail To:
U.S. Bank N.A.
3121 Michelson Dr.
Irvine, CA 92612
Releases Dept. / Tiffany Cox

Loan No. 2900755455

MODIFICATION OF DEED OF TRUST

THIS AGREEMENT and Modification of Deed of Trust is made this **1st** day of **September 2017** by , **Nathan A. Garretson and Jessica R. Garretson, Husband and Wife** hereinafter referred to as **Trustors**, **U.S. Bank National Association**, and hereinafter referred to as **Lender**, and **U.S. Bank Trust Company, National Association**, hereinafter referred to as **Trustee**.

WITNESSETH: THAT WHEREAS, **Trustors** originally executed a Deed of Trust to **Trustee** for the benefit of Lender to secure a Note in the sum of **\$642,000.00** dated **February 3, 2014**, which Deed of Trust was recorded on **March 12, 2014**, as **Document No. 201403120040**, in the Official Records of, and covering the following described real property located in, the **County of Skagit, State of Washington**

SEE EXHIBIT "A"

WHEREAS, it is now the intent and desire of the parties to this Agreement that said Deed of Trust be modified and amended to **CHANGE THE LEGAL DESCRIPTION FROM EXHIBIT "A" TO EXHIBIT "C"** by adding a new parcel of property described in **EXHIBIT "B"** as set forth and described herein.

SEE EXHIBIT "B"

NOW, THEREFORE, to carry out the intention of the parties hereto, and in consideration of the premises, it is hereby declared, understood, and agreed, that **Trustor grants** to **Trustee** the parcel of real property described in "**EXHIBIT B**" to secure the above referenced Note, with the result that the above referenced *Deed of Trust* is hereby modified and amended to provide that the legal description therein shall now read as follows:

SEE EXHIBIT "C"

Trustors hereby irrevocably grant and warrant unto **Trustee** for the benefit of **Lender**, all the real property hereinabove last described, together with the rents, issues, and profits thereof, to have and to hold, upon the same trusts and for the same uses and purposes, and subject to each and every of the conditions, stipulations, and provisions, as set forth in said Deed of Trust, to the same extent and purposes as though said real property had been originally included in said Deed of Trust; it being the intention of the parties hereto that this Agreement shall always be construed as modifying and amending said Deed of Trust, so that

the property hereby pledged for the benefit of the Lender shall be subject to all of the terms and provisions of said Deed of Trust.

THIS AGREEMENT shall inure to and bind the heirs, devisees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, Trustors, Trustee, and Lender have executed this instrument effective the day and year first above written.

Trustor

Nathan A. Garretson
Nathan A. Garretson

Trustor

Jessica R. Garretson
Jessica R. Garretson

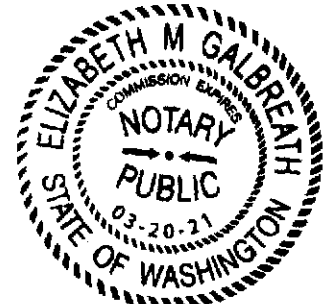
U.S. Bank National Association

Paulette McDade
By: Paulette McDade
Its: Officer

U.S. Bank Trust Company, National Association

Faustino S. Barrera
Faustino S. Barrera
Its: Vice President

STATE OF: WA
COUNTY OF: Snohomish } SS:



On March 22, 2018 before me Elizabeth Galbreath, Notary Public,

Personally appeared Nathan A. Garretson and Jessica R. Garretson, Husband and Wife, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Elizabeth M. Galbreath
Notary Public: Louisa Island
My Commission Expires: 3-20-21

CORPORATE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On SEP 01 2017 before me, Ana Maria Reyes, a Notary Public, personally appeared Rawlette Morales & Faustino S. Barreza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana Maria Reyes



Notary Public: Ana Maria Reyes
Notary ID: 2071867
My commission expires: 06/19/2018
State at Large, California

EXHIBIT "A"
(Original Legal)

LOT 4, SHORT PLAT PL-04-0070, APPROVED SEPTEMBER 20, 2004, RECORDED SEPTEMBER 21, 2004 UNDER AUDITOR'S FILE NO. 200409210129, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. AND GOVERNMENT LOTS 1 AND 2 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 9510090036 AND 200409210127 AND DELINEATED ON THE FACE OF SAID SHORT PLAT (#PL-04-0070).

FOR INFORMATION ONLY:

LOT 4 OF SHORT PLAT PL-04-0070 AKA PTW. SECTIONS 4 & 9, TOWNSHIP 34, RNG 2.

A.P.N. P122092 and P122095 and P122092 and P122095

Exhibit "B"
(Land Being Added)

LEGAL DESCRIPTION

LOT 4 OF SKAGIT COUNTY SHORT PLAT PL-04-0070 RECORDED UNDER AUDITOR'S FILE NUMBER 200409210129 LOCATED IN SECTION 4 AND 9, TOWNSHIP 34 NORTH, RANGE 2 EAST; EXCEPT A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE NORTH 77°01'55" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 129.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 77°01'55" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 38.04 FEET TO A POINT HEREON CALLED "POINT A"; THENCE SOUTH 21°01'06" EAST A DISTANCE OF 441.08 FEET; THENCE SOUTH 32°49'24" EAST A DISTANCE OF 106.03 FEET; THENCE SOUTH 07°15'28" EAST A DISTANCE OF 170.57 FEET; THENCE SOUTH 09°20'52" WEST A DISTANCE OF 164.80 FEET; THENCE SOUTH 51°08'42" WEST A DISTANCE OF 114.22 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 01°37'33" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 188.96 FEET; THENCE NORTH 12°13'43" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 722.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF LOT 3 OF SAID SHORT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 77°01'55" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 129.34 FEET TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH 12°13'43" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 722.70 FEET; THENCE SOUTH 01°37'33" EAST A DISTANCE OF 188.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°08'42" WEST A DISTANCE OF 238.62 FEET; THENCE SOUTH 01°37'33" EAST A DISTANCE OF 284.86 FEET; THENCE SOUTH 50°13'04" EAST A DISTANCE OF 102.34 FEET; THENCE NORTH 89°25'19" EAST A DISTANCE OF 396.47 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 22°12'49" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 41.53 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°25'19" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 300.00 FEET TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 01°37'33" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 440.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10-FOOT UTILITY EASEMENT LYING ON THE WEST SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT AFORE MENTIONED POINT A; THENCE SOUTH 21°01'06" EAST A DISTANCE OF 441.08 FEET; THENCE SOUTH 32°49'24" EAST A DISTANCE OF 106.03 FEET; THENCE SOUTH 07°15'28" EAST A DISTANCE OF 170.57 FEET; THENCE SOUTH 09°20'52" WEST A DISTANCE OF 164.80 FEET; THENCE SOUTH 11°21'57" EAST A DISTANCE OF 61.40 FEET TO THE TERMINUS OF SAID LINE

EXCEPT COUNTY ROADS

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING AN AREA OF 11.97 ACRES, MORE OR LESS.

"Exhibit C"
(New Legal)

LOT 2, SHORT PLAT PL16-0448, APPROVED SEPTEMBER 14, 2017 RECORDED SEPTEMBER 14, 2017 UNDER AUDITORS FILE NO 201709140050, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 4, AND OF GOV'T LOT 1 (THE NE1/4 OF THE NE1/4) OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON.