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4/27/2018 Page 1 of 7 3:07PM

ACCOMMODATION
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M-21642

Document 1 Title: Modification of Deed of Trust	
Reference Nos: 201305310003	
Additional Reference #s on page: _____	
Grantors:	Grantees:
Knutzen, Mark I	Northwest Farm Credit Services, FLCA
Knutzen, Patricia A.	
Additional Grantors on page: _____	Additional Grantees on page: _____

Document 2 Title: _____	Grantees:
Reference Nos: _____	
Additional Reference #s on page: _____	
Grantors:	
Additional Grantors on page: _____	Additional Grantees on page: _____

Abbreviated Legal Description:

Lot 16, Bay Meadows

Additional legal is on page: 6

Assessor's Property Tax Parcel/Account Numbers:

4876-000-016-0000 , P123858

Modification of Deed of Trust
(Mark I. Knutzen/Note No. 6087531)

MODIFICATION OF DEED OF TRUST

This Modification of Deed of Trust (this "Modification"), dated as of April 25, 2018, is made by and between **Mark I. Knutzen and Patricia A. Knutzen**, husband and wife ("Grantor"), whose address is 14332, and **Northwest Farm Credit Services, FLCA**, a corporation organized and existing under the laws of the United States ("Beneficiary"), whose address is 2001 South Flint Road, Spokane, WA 99224-9198, P. O. Box 2515, Spokane, WA 99220-2515.

WHEREAS, a Deed of Trust, dated May 24, 2013 was executed in favor of UPF Washington, Incorporated ("Trustee"), whose address is 12410 E. Mirabeau Parkway, Suite 100, Spokane Valley, WA 99216, for the benefit of Beneficiary, which was recorded on May 31, 2013, as Instrument No(s). 201305310003 in the Official Records of Skagit County, Washington (as modified, amended or restated, the "Deed of Trust"), covering the land described on the attached Exhibit A;

WHEREAS, the parties have agreed to add the real property in Skagit County, Washington described on Exhibit B hereto and incorporated herein by this reference (the "Additional Collateral") to the property encumbered by the Deed of Trust.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, receipt of which is hereby acknowledged, and intending to be bound hereby, Grantor and Beneficiary now agree to modify the Deed of Trust as follows.

ARTICLE I AMENDMENTS

1.1 Recitals, References and Definitions.

- a. The recitals hereto are incorporated in and made a part of this Modification.
- b. All references in the Deed of Trust to the "Collateral" shall be deemed to include the Additional Collateral.
- c. All references in the Deed of Trust to the "Rents" shall include the rents, issues, profits, royalties, income and other proceeds and similar benefits derived from the Additional Collateral.]
- d. All references in the Deed of Trust to the "Deed of Trust" are deemed to refer to the Deed of Trust as amended and supplemented by this Modification.
- e. All capitalized terms used but not otherwise defined in this Modification shall have the meaning given such terms in the Deed of Trust.

ARTICLE 2 Supplemental Grant of Security

2.1 Grant of Security. Grantor, in consideration of the indebtedness secured by the Deed of Trust, irrevocably bargains, sells, grants, mortgages, transfers, conveys, assigns and warrants to Trustee, **IN TRUST, WITH POWER OF SALE, AND RIGHT OF ENTRY AND POSSESSION** for the benefit and security of Beneficiary, all Grantor's existing and future rights, titles, interests, estates, powers and privileges in or to the real property described on Exhibit B attached to this Modification and incorporated herein.

Modification of Deed of Trust
(Mark I. Knutzen/Note No. 6087531)

2.2 Grant of Security Interest. As security for the payment, performance and observance of the indebtedness secured by the Deed of Trust, Grantor, as debtor, hereby grants to Beneficiary, as secured party, a security interest in all of Grantor's existing and future right, title and interest in and to the Collateral related to the Additional Collateral.

2.3 Fixture Filing. This Modification is intended to serve as a Fixture filing covering Fixtures located on the Additional Collateral pursuant to the terms of the applicable Uniform Commercial Code.

2.4 Assignment of Rents, Issues and Profits. Grantor absolutely, unconditionally and irrevocably bargains, sells, grants, mortgages, transfers, conveys, assigns and warrants to Beneficiary all of its right, title and interest in and to all rents, issues, profits, royalties, income and other proceeds and similar benefits derived from the Additional Collateral (collectively the "Additional Rents"), and gives to Beneficiary the right, power and authority to collect such Additional Rents.

2.5 Supplemental Nature of Grants. The grants and assignments provided by this Article 2 are in addition to and supplemental of and not in substitution for the grants provided by the Deed of Trust, and nothing herein contained shall affect or impair the lien or priority of the Deed of Trust as to the indebtedness secured thereby prior to giving effect to this Modification.

ARTICLE 3 MISCELLANEOUS

3.1 Acceptance By Trustee. Trustee accepts this trust when this Modification, duly executed and acknowledged, is made a public record as provided by law.

3.2 Headings. Article and section headings are included in this Modification for convenience of reference only and shall not be used in construing this Modification.

3.3 Severability. Every provision of this Modification is intended to be severable. The illegality, invalidity or unenforceability of any provision of this Modification shall not in any way affect or impair the remaining provisions of this Modification, which provisions shall remain binding and enforceable.

3.4 Successors and Assigns. This Modification applies to, inures to the benefit of and binds all parties to this Modification, their heirs, legatees, devisees, administrators, executors, successors and assigns.

3.5 Counterparts. This Modification may be executed in any number of counterparts, each of which, when executed, shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

3.6 WAIVER OF JURY TRIAL. GRANTOR HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS LOAN DOCUMENT OR ANY OTHER LOAN DOCUMENTS AND ANY FUTURE MODIFICATIONS, AMENDMENTS, EXTENSIONS, RESTATEMENTS AND SERVICING ACTIONS RELATING TO THIS LOAN DOCUMENT AND ANY OTHER LOAN DOCUMENTS. IT IS INTENDED THAT THIS JURY WAIVER WILL BE ENFORCED TO THE MAXIMUM EXTENT ALLOWED BY LAW.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

IN WITNESS WHEREOF, Grantor and Beneficiary have duly executed this Modification as of the date first above written.

GRANTOR:

Mark I. Knutzen
Mark I. Knutzen

Patricia A. Knutzen
Patricia A. Knutzen

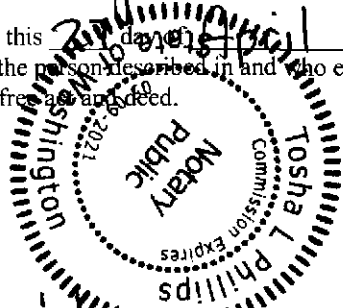
BENEFICIARY:

Northwest Farm Credit Services, FLCA

By [Signature]
Authorized Agent

STATE OF Washington)
County of Skagit)

On this 27 day of April, 2018, before me personally appeared **Mark I. Knutzen**, known to me to be the person described in and who executed the within instrument, and acknowledged that he executed the same as his free act and deed.



Toshia L. Phillips
Printed name Toshia L. Phillips
Notary Public for the State of Washington
Residing at Mt. Vernon
My commission expires 5-9-21

STATE OF Washington)
County of Skagit)

On this 27 day of April, 2018, before me personally appeared **Patricia A. Knutzen**, known to me to be the person described in and who executed the within instrument, and acknowledged that she executed the same as her free act and deed.

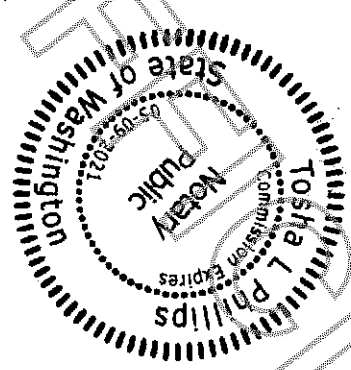


Toshia L. Phillips
Printed name Toshia L. Phillips
Notary Public for the State of Washington
Residing at Mt. Vernon
My commission expires 5-9-21

Modification of Deed of Trust
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STATE OF Washington)
County of Skagit) ss.

On this 27 day of April, 2018, before me personally appeared Tim Van Hofwegen who acknowledged to me to be an authorized agent of Northwest Farm Credit Services, FLCA, that executed the within instrument, and acknowledged to me that such corporation executed the same as its free act and deed; and on oath stated that he/she was authorized to executed said instrument.



Tasha L Phillips
Notary Public for the State of Washington
Residing at Mt. Vernon
My commission expires 5-9-21
Printed Name Tasha L Phillips

UNOFFICIAL DOCUMENT

**EXHIBIT A
PROPERTY DESCRIPTION**

Lot 16, "BAY MEADOWS", as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel No.: 4876-000-016-0000

Modification of Deed of Trust
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**EXHIBIT B
ADDITIONAL COLLATERAL DESCRIPTION**

BLA Parcel

All that portion of Lot 15, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington lying East of Line X and North of Line Y described as follows:

Line X

Beginning at the Northwest corner of Lot 16 of said Plat; thence South 00°02'41" West along the West line of said Lot 16 for a distance of 185.00 to an angle point; thence continue South 00°02'41" West for a distance of approximately 136 feet to it's point of intersection with the Westerly projection of the South boundary of said Lot 16 and the terminus of this line.

Line Y

Beginning at the Southeast corner of Lot 16 of said plat thence North 89°57'19" West along the South line of said Lot 16 for a distance of 122.85 to an angle point; thence continue North 89°57'19" West to the point of intersection with the above-described Line X said point also being the terminus of this line.

Situate in the County of Skagit, State of Washington.