

AFTER RECORDING RETURN TO:

KC Capital, LLC
5413 Meridian Ave N Suite C
Seattle, WA 98103

MODIFICATION OF DEED OF TRUST

Grantor(s): Miriam's Cottage, LLC, a Washington limited liability company

Grantee(s): KC Capital LLC, a Washington limited liability company

Abbreviated Legal Description: Ptn Tract 10 Deiter's Acreage, Vol. 3, Pg. 53,
Skagit Co., Wa
The complete legal description is on Exhibit A

Assessor's Property Tax Parcel Account Number: P64951 / 3899-000-010-0105

Reference numbers of related documents: 201810300027

This MODIFICATION OF DEED OF TRUST ("Deed of Trust Modification") dated as of October 19th 2018, modifies the Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing ("Deed of Trust") dated as of 9/28/2018, recorded under Skagit County Recording No. 201810300027, from Miriam's Cottage, LLC, a Washington limited liability company, as Grantor ("Borrower"), to Reconveyance Professionals Inc, as Trustee in favor of KC Capital LLC, a Washington limited liability company, as Beneficiary, encumbering the real property ("Property") legally described on Exhibit A hereto. The Deed of Trust is modified as provided below pursuant to the Loan Modification Agreement ("Loan Modification") dated the same as this Deed of Trust Modification.

1. The definition of the term "Loan Documents" is modified to include the Loan Modification and this Deed of Trust Modification.
2. The maximum amount of the Loan secured by the Deed of Trust is modified to be Two Hundred Fifteen Thousand Eight Hundred Eight and 63/100 Dollars (\$215,808.63).
3. Other terms and conditions of the Loan secured by the Deed of Trust are modified as provided in the Loan Modification.

Hundred Twenty Three Thousand Seventy Two and 66/100 Dollars (\$223,072.66).

3. Other terms and conditions of the Loan secured by the Deed of Trust are modified as provided in the Loan Modification. In all other respects the provisions of the Deed of Trust are hereby affirmed and ratified. This Deed of Trust Modification may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. This Deed of Trust Modification is not intended and shall not be construed to impair the validity, priority or enforceability of the Deed of Trust or the other Loan Documents.

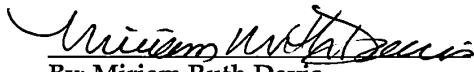
ORAL AGREEMENTS OR ORAL COMMITMENTS TO LEND MONEY, EXTEND CREDIT, OR FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

DATED as of the year and date first above written.

“Beneficiary”
KC Capital LLC, a Washington limited liability company


By: Erik Egger
Its:

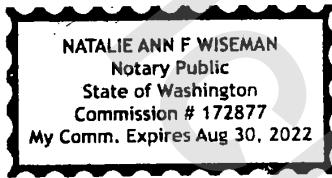
“Borrower”
Miriam's Cottage, LLC
a Washington limited liability company


By: Miriam Ruth Davis
Its: Member

STATE OF WASHINGTON)
)
County of King) ss.

I certify that I know or have satisfactory evidence that Erik Egger is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of WADOT Capital Inc., as servicing agent for KC Capital, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 19 day of October, 2018.

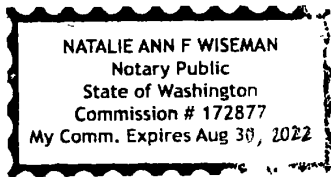


Natalie Ann F. Wiseman
Notary Public in and for the State of Washington,
residing at Lakewood.
Natalie Ann F. Wiseman
Name (printed or typed)
My appointment expires: 8/30/2022

STATE OF WASHINGTON)
)
County of King) ss.

On this 19 day of October, 2018, before me personally appeared Miriam Ruth Davis to me known to be the Member of Miriam's Cottage LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Natalie Ann F. Wiseman
Notary Public in and for the State of
Washington,
residing at Lakewood.
Natalie Ann F. Wiseman
Name (printed or typed)
My appointment expires: 8/30/2022

Exhibit "A"

UNRECORDED

THAT PORTION OF TRACT 10, DEITERS ACREAGE, SKAGIT CO., WASH, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9 IN SAID PLAT; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 10, WHICH IS 257 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID TRACT 9; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 65 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 10, WHICH IS 85 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 85 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID TRACT 10 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 10, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 9, IN SAID PLAT; THENCE CONTINUING SOUTH 89-51-04 WEST ALONG SAID SOUTH LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 13-39-05 WEST, A DISTANCE OF 24.79 FEET; THENCE SOUTH 31-04-35 EAST, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID TRACT 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT; THENCE SOUTH 89-51-04 WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 150.00 FEET; THENCE NORTH 31-04-35 WEST, A DISTANCE OF 26.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 31-04-35 WEST, A DISTANCE OF 77.30 FEET; THENCE NORTH 89-51-03 EAST, A DISTANCE OF 24.60 FEET; THENCE SOUTH 13-39-04 EAST, A DISTANCE OF 67.77 FEET TO THE POINT OF BEGINNING.

UNRECORDED