

RETURN ADDRESS:
Columbia State Bank
PO Box 1757, MS 6100
Tacoma, WA 98401

LAND TITLE AND ESCROW
01-181469-S
REF: DT 202012020057

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 202129996

Additional on page ____

Grantor(s):

1. Burns, Sheena K.
2. Burns, Jack A.

Grantee(s)

1. Columbia State Bank

Legal Description: Lot 1, SP 42-89 AF #8912110015 (Ptn Gov. Lot 1, 17-35-7 E W.M.).

Additional on page 2

Assessor's Tax Parcel ID#: 350717-0-003-0109 , P42836



HLP1395

THIS MODIFICATION OF DEED OF TRUST dated July 6, 2021, is made and executed between JACK A. BURNS and SHEENA K. BURNS, also appearing of record as JACK ALLEN BURNS and SHEENA KORINE BURNS, husband and wife ("Grantor") and Columbia State Bank, whose address is Bellingham Branch, 211 E Holly St, Bellingham, WA 98225 ("Lender").

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

Loan No: 202129996

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated November 27, 2020 (the "Deed of Trust") which has been recorded in Skagit County, State of Washington, as follows:

On December 02, 2020, under Skagit County Auditor's file number 202012020057.

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

Lot 1 of Skagit County Short Plat No. 42-89, as approved October 20, 1989, and recorded December 4, 1989, in Volume 8 of Short Plats, page 195, under Auditor's File No. 8912110015, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 17, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 37762 Cape Horn Rd, Sedro Woolley, WA 98284. The Real Property tax identification number is 350717-0-003-0109, P42836.

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

The definition of the word Note is changed to read as follows: The word "Note" means the Credit Agreement dated July 6, 2021, with a credit limit of \$300,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, and substitutions for the Note.

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.


ORAL AGREEMENTS DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

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 JULY 6, 2021.

GRANTOR:

X 

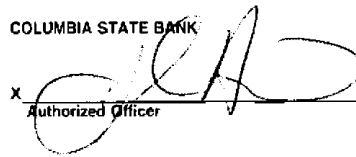
Sheena K. Burns

X 

Jack A. Burns

LENDER:

COLUMBIA STATE BANK

X 

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

This record was acknowledged before me on July 6th, 2021 by Sheena K. Burns.



[Signature]
(Signature of notary public)
Notary Public
(Title of office)
My commission expires: 8-29-24
(date)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

This record was acknowledged before me on July 6th, 2021 by Jack A. Burns.



[Signature]
(Signature of notary public)
Notary Public
(Title of office)
My commission expires: 8-29-24
(date)

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 202129996

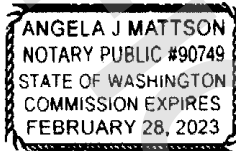
Page 4

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on July 12th, 2021 by Josh
Haines as Branch manager of Columbia State Bank.

Angela J Mattson
(Signature of notary public)



Notary
(Title of office)

My commission expires:
2-28-2023
(date)