

RETURN ADDRESS:

Heritage Bank
Attn: Loan Operations
3615 Pacific Ave
Tacoma, WA 98418

MODIFICATION OF MORTGAGE

148579-OE

Reference # (if applicable): 201402210048

Additional on page ____

Grantor(s):

1. ALVERSON FARM TRACTS, LLC

Grantee(s)

1. HERITAGE BANK

Legal Description: TRS. B, E, F, G, H, N, P, R, S & T, ALVERSON'S FARM TRACTS

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Assessor's Tax Parcel ID#: 3857-000-002-0006 P61790, 3857-000-005-0003 P61798,
3857-000-006-0002 P61799, 3857-000-007-0001 P61800, 3857-000-008-0000 P61801,
3857-000-013-0003 P61806, 3857-000-014-0002 P61807, 3857-000-015-0001 P61808,
3857-000-011-0005 P61804, 3857-000-012-0004 P61805

THIS MODIFICATION OF MORTGAGE dated May 24, 2023, is made and executed between ALVERSON FARM TRACTS, LLC, a Washington limited liability company, whose address is 12275 VALLEY ROAD, MOUNT VERNON, WA 98273 (referred to below as "Grantor") and HERITAGE BANK, whose mailing address is P.O. Box 1578, Olympia, WA 98507 (referred to below as "Lender").

**MODIFICATION OF MORTGAGE
(Continued)**

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 19, 2014 (the "Mortgage") which has been recorded in Skagit County, State of Washington, as follows:

Recorded February 21, 2014 under Skagit County Auditors number 201402210048.

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

PARCEL "A":

Tracts B, E, F, G, H, R, S and T, "ALVERSON'S FARM TRACTS SKAGIT CO., WASH., 1912," as per plat recorded in Volume 4 of Plats, page 11, records of Skagit County, Washington.

EXCEPTING those portions lying in the right of way of Diking District No. 9.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tracts P and N, "ALVERSON'S FARM TRACTS, SKAGIT CO., WASH., 1912," as per plat recorded in Volume 4 of Plats, page 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 12275 Valley Road, Mount Vernon, WA 98273. The Real Property tax identification number is 3857-000-002-0006 P61790, 3857-000-005-0003 P61798, 3857-000-006-0002 P61799, 3857-000-007-0001 P61800, 3857-000-008-0000 P61801, 3857-000-013-0003 P61806, 3857-000-014-0002 P61807, 3857-000-015-0001 P61808, 3857-000-011-0005 P61804, 3857-000-012-0004 P61805.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

1. The Grantor has been changed to Alverson Farm Tracts, LLC
2. Amend Personal Property definition as stated below.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. However, because the Real Property is or will be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage 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 Mortgage 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 MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 24, 2023.

GRANTOR:

ALVERSON FARM TRACTS, LLC

By: *David B. Hedlin*
DAVID BRETT HEDLIN, Co-Manager of ALVERSON FARM TRACTS, LLC

By: *Serena Anne Campbell*
SERENA ANNE CAMPBELL, Co-Manager of ALVERSON FARM TRACTS, LLC

LENDER:

HERITAGE BANK

x *Ruth S. [Signature]*
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on June 1, 20 23 by DAVID BRETT HEDLIN, Co-Manager of ALVERSON FARM TRACTS, LLC.

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA WEYMOUTH
Lic. No. 137641
My Appointment Expires
AUGUST, 15, 2024

[Signature]
(Signature of notary public)

Notary
(Title of office)

My commission expires:
8-15-2024
(date)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on June 1, 20 23 by SERENA ANNE CAMPBELL, Co-Manager of ALVERSON FARM TRACTS, LLC.

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA WEYMOUTH
Lic. No. 137641
My Appointment Expires
AUGUST, 15, 2024

[Signature]
(Signature of notary public)

Notary
(Title of office)


My commission expires:
8-15-2024
(date)

MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF WA)
)
COUNTY OF Skagit) SS
)
This record was acknowledged before me on June 1 20 23 by Kurt
Swanson as Vice President of HERITAGE BANK


(Signature of notary public)

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA WEYMOUTH
Lic. No. 137841
My Appointment Expires
AUGUST, 15, 2024

Notary
(Title of office)

My commission expires:
8-15-2024
(date)