



202308290228

08/29/2023 11:02 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
MARK A. LACKEY
BELCHER SWANSON LAW FIRM, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225-3105

Document Title:	Modification to Deed of Trust
Grantor/borrower:	Jeffrey Riley LeHecka and Leanne Elizabeth LeHecka, husband and wife
Grantee/assignee/beneficiary:	Roger R. Jungquist and Leslie C. Jungquist, husband and wife
Trustee	Land Title and Escrow Company
Legal Description:	Lot 23, Bay Meadows
Tax Parcel No(s).:	P123865 / 4876-000-023-0000
Reference No(s).:	201908010017

01-173271-0E **MODIFICATION TO DEED OF TRUST**

THIS MODIFICATION TO DEED OF TRUST, made this 22nd day of August, 2023, between JEFFREY RILEY LeHECKA and LEANNE ELIZABETH LeHECKA, husband and wife, GRANTOR, whose address is 10668 Bay Meadows Lane, Burlington, WA 98233; LAND TITLE AND ESCROW COMPANY, as TRUSTEE, whose address is 111 E. George Hopper road, P.O. Box 445, Burlington, WA 98233; and ROGER R. JUNGQUIST and LESLIE C. JUNGQUIST, husband and wife, BENEFICIARY, whose address is 18006 Best Road, Mount Vernon, WA 98273.

JEFFREY RILEY LeHECKA conveyed his interest in the Property to LEANNE ELIZABETH JUNGQUIST (fka Leanne Elizabeth LeHecka) by Quit Claim Deed recorded under Skagit County Auditor's File No. 202308290227.

The Grantor hereby modifies that certain Deed of Trust recorded under Skagit County Auditor's File No. 201908010017 to remove JEFFREY RILEY LeHECKA, as a Grantor.

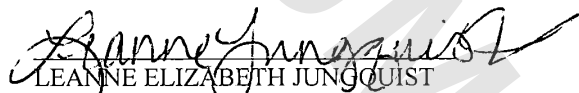
The Promissory Note secured by the Deed of Trust was modified by that certain Note Modification Agreement between the parties dated the 22 day of August, 2023.

Capitalized terms shall have the meaning set forth in the Deed of Trust.

GRANTOR:



JEFFREY RILEY LeHECKA



LEANNE ELIZABETH JUNGQUIST
(fka Leanne Elizabeth LeHecka)

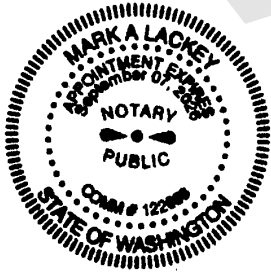
BENEFICIARIES:

[Signature]
ROGER R. JUNGQUIST
[Signature]
LESLIE C. JUNGQUIST

STATE OF WASHINGTON)
: ss.
COUNTY OF WHATCOM)

On this 22nd day of August, 2023, before me personally appeared JEFFREY RILEY LeHECKA, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.

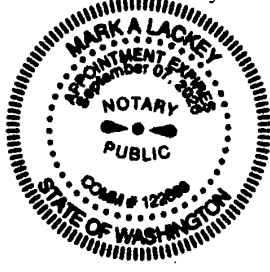


[Signature]
PRINTED NAME: Mark Lackey
Notary Public in and for the State of Washington,
residing at Bellingham
My commission expires: 09/07/2025

STATE OF WASHINGTON)
: ss.
COUNTY OF WHATCOM)

On this 11th day of August, 2023, before me personally appeared LEANNE ELIZABETH JUNGQUIST (fka Leanne Elizabeth LeHecka), to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



[Signature]
PRINTED NAME: Mark Lackey
Notary Public in and for the State of Washington,
residing at Bellingham WA
My commission expires: 09/07/2025

ALTA COMMITMENT

Title Order No.: **01-173271-OE**

EXHIBIT A

Lot 23, "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.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA Commitment for Title Insurance