

**RETURN ADDRESS:**  
MOUNTAIN PACIFIC BANK  
LENDING DEPARTMENT  
3732 BROADWAY  
EVERETT, WA 98201

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): 620047975

Additional on page \_\_\_\_

Grantor(s):

1. SUHR, ROY
2. SUHR, KATHY ANN

Grantee(s)

1. MOUNTAIN PACIFIC BANK

Legal Description: LT 2, SP NO. PL01-0296, PTN SW 1/4 NE 1/4 OF 15-35-7

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Assessor's Tax Parcel ID#: P117707 / 350715-1-004-0009

**Reference AF#202106160012**

**THIS MODIFICATION OF DEED OF TRUST dated April 5, 2024, is made and executed between ROY SUHR AND KATHY A SUHR, HUSBAND AND WIFE ("Grantor") and MOUNTAIN PACIFIC BANK, whose address is LENDING DEPARTMENT, 3732 BROADWAY, EVERETT, WA 98201 ("Lender").**

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

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated June 11, 2021 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

Real property located at 8394 Emmanuel Lane Concrete, WA 98237 as evidenced by that certain Deed of Trust dated June 11, 2021, from Roy M Suhr and Kathy A Suhr to Lender which was recorded in the records of Skagit County, Washington on June 16, 2021, as Auditor's File Number 202106160012.

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

LOT 2, SHORT PLAT NO. PL01-0296, APPROVED AUGUST 13, 2001 AND RECORDED AUGUST 14, 2001, UNDER AUDITOR'S FILE NO. 200108140104 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THE FACE OF SAID SHORT PLAT AND AS SET FORTH IN DECLARATION RECORDED NOVEMBER 3, 1994, UNDER AUDITORS FILE NO. 9411030039.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Real Property or its address is commonly known as 8394 EMMANUEL LANE, CONCRETE, WA 98237. The Real Property tax identification number is P117707 / 350715-1-004-0009.

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

The Credit Limit is hereby increased to Three Hundred Ninety-Six Thousand Dollars and 00/100 (\$396,000.00). All other terms and conditions remain unchanged.

**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 endorser 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.

**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 APRIL 5, 2024.**

**GRANTOR:**

X Roy M Suhr  
ROY SUHR

X Kathy Ann Suhr  
KATHY ANN SUHR

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

LENDER:

MOUNTAIN PACIFIC BANK

x Candice Geer  
CANDICE GEER, Loan Officer

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on April 5<sup>th</sup>, 2024 by ROY SUHR and KATHY ANN SUHR.



Candice Geer  
(Signature of notary public)

Commercial Loan Officer  
(Title of office)

My commission expires:  
7/27/26  
(date)

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

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**LENDER ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )

This record was acknowledged before me on April 8<sup>th</sup>, 20 24 by CANDICE GEER  
as Loan Officer of MOUNTAIN PACIFIC BANK.



M S Ferguson  
(Signature of notary public)

Notary  
(Title of office)

My commission expires: 10-21-24  
(date)