Filed for Record at the Request of:

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1101 Eighth Street, Suite A
Anacortes, Washington 98221

201611220090
Skagit County Auditor $76.00
11/22/2016 Page 1 of 4 3:38PM

MODIFICATION OF DEED OF TRUST

Grantors: ROBERT L. SCHRODER and EMMA L. SCHRODER, Husband and Wife

Grantees: (1) STEVEN D. JONES, an unmarried man (Beneficiary)

(2) LAND TITLE COMPANY (Trustee)

Reference Number of Related Document: 201603100051

Legal Description:

Tract B of Skagit County Short Plat No. 13-79, approved March 16, 1979 and recorded March 20, 1979, in Volume 3 of Short Plats, page 85, being a portion of the Northeast Quarter the Southwest Quarter of Section 12, Township 35 North, Range 1 East, W.M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Situated in the County of Skagit, State of Washington.

Assesssor's Tax/Parcel Number: 350112-0-026-0004 / P31355

WHEREAS a certain Deed of Trust ("the Deed of Trust") between ROBERT L. SCHRODER and EMMA L. SCHRODER, Husband and Wife, (collectively, "Grantor"), STEVEN D. JONES, an unmarried man, ("Beneficiary"), and LAND TITLE COMPANY ("Trustee") was recorded at the office of the Skagit County Auditor on March 10, 2016 under Auditor's File Number 201603100051; and

WHEREAS, it has come to the attention of Grantor and Beneficiary that the Deed of Trust contained a typographical error (specifically, the amount of the underlying Note was written out incorrectly in one place), and Grantor and Beneficiary wish to correct that error,

The Deed of Trust is hereby amended and modified as provided below:

UNOFFICIAL DOCUMENT

The third paragraph of the Deed of Trust (currently consisting of the last two full lines of Page 1 and the top five lines of Page 2 of said document), is hereby deleted in its entirety and replaced with the following:

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor contained in this Deed of Trust, and to provide security to Beneficiary in the event of Grantor's default on that certain promissory note from Grantor to Beneficiary in the amount of one hundred twenty thousand dollars ($120,000.00) of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions of the note, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of the Grantor's successors or assigns, together with interest thereon at the rate agreed upon.

Except as amended by this instrument, the parties confirm that all other provisions of the Deed of Trust referenced above shall remain in full force and effect.

AGREED:

Robert L. Schroder

Rob Schroder

ROBERT L. SCHRODER
Grantor

DATE: 11-22-2016

Emma L. Schroder

EMMA L. SCHRODER
Grantor

DATE: 11-22-2016

Steven D Jones

STEVEN D. JONES
Beneficiary

DATE: 10-21-16

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me ROBERT L. SCHRODER, to me known to be the individual described in and who executed the foregoing document and acknowledged that he signed said document as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of November, 2016.

AARON M. RASMUSSEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 29, 2018

NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes.
My appointment expires 11-29-18.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me EMMA L. SCHRODER, to me known to be the individual described in and who executed the foregoing document and acknowledged that she signed said document as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of November, 2016.

AARON M. RASMUSSEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 29, 2018

NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes.
My appointment expires 11-29-18.

UNOFFICIAL DOCUMENT

STATE OF ALASKA)
) ss.
BURROUGH/MUNICIPALITY: 1st Judicial Dist.

On this day personally appeared before me STEVEN D. JONES, to me known to be the individual described in and who executed the foregoing document and acknowledged that he signed said document as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of October, 2016.

NOTARY PUBLIC
SHANNON CHENEY
STATE OF ALASKA
MY COMMISSION EXPIRES June 08, 2019

NOTARY PUBLIC in and for the State of Alaska,
residing at Craig.
My appointment expires June 8, 2019.

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