

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

Chicago Title
BUILDER SERVICES 620057893

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 202502250039

Additional on page ____

Grantor(s):

1. DUKES HILL, L.L.C.

Grantee(s)

1. MOUNTAIN PACIFIC BANK

Legal Description: Ptn Northeast and Northwest quarter and G L 1 in Sec 18, T 35 N, R 5
EWM

Tr C and Tr D, Plat of Sauk Mountain View Estates North - a Planned Residential Development
Phase 2

Additional on page 2 & 3

Assessor's Tax Parcel ID#: P39366 / 350518-2-002-0016, P39316 / 350518-0-029-0001,
P39369 / 350518-2-003-0007, P131117 / 6033-000-999-0002 and P121363 /
4829-000-999-0300

THIS MODIFICATION OF DEED OF TRUST dated June 20, 2026, is made and executed between Dukes Hill, L.L.C., a Washington Limited Liability Company ("Grantor") and MOUNTAIN PACIFIC BANK, whose address is LENDING DEPARTMENT, 3732 BROADWAY, EVERETT, WA 98201 ("Lender").

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated February 18, 2025 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

recorded February 25, 2025 under recording number 202502250039.

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

PARCEL A:

The West half of the Northeast quarter of the Northwest quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Except that portion deeded to The City of Sedro Wooley by deed recorded under recording number 200703160080.

Situate in Skagit County, Washington.

Parcel B:

The North Half of the South Half of the North Two-Thirds of Government Lot 1 in Section 18, Township 35 North, Range 5 East, W.M.

EXCEPT all road rights of way.

AND EXCEPT 1980 Gibraltar Mobile Home Vin No. 94877.

Situated in Skagit County, Washington.

PARCEL C:

The Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

EXCEPT that part lying South and East of the Northern Pacific Railway right-of-way; AND EXCEPT that portion lying Easterly and Northeasterly of the Westerly line of that certain easement in favor of the United States of America and recorded January 30, 1969, under Auditor's File No. 722786, records of Skagit County, Washington;

AND ALSO EXCEPT that portion of the Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows: Beginning at the Southeast corner of Lot 1, SEDRO-WOOLLEY SHORT PLAT NO. SWSP03-83, approved April 26, 1983 and recorded May 3, 1983, under Auditor's File No. 8305030051, records of Skagit County, Washington, in Volume 6 of Short Plats, page 61, records of Skagit County, Washington; being a portion of the Plat of Alder Ridge Div. 1, according to the plat thereof, recorded in Volume 13 of Plats, page 27, records of Skagit County, Washington; Thence North 1°58'01" East along the East line of said Lot 1, a distance of 158.81 feet to the Northeast corner of said Lot 1; Thence South 56°43'21" East along the Southeasterly prolongation of the Northerly line of said Lot 1, a distance of 95.00 feet; Thence South 34°45'33" West, a distance of 129.74 feet to the Southeast corner of said Lot 1 and the point of beginning of this description;

AND ALSO EXCEPT that portion, if any, lying within Sauk Mountain View Estates South, a Planned Residential Development Phase 3, according to the plat recorded thereof on May 26, 2005, under Auditor's File No. 200505260107, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the City of Sedro-Woolley by Deed recorded December 21, 2006, under Auditor's File No. 200612210121, records of Skagit County, Washington and described as follows:

The North 30 feet of the West Half of the Southeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian; TOGETHER WITH that portion of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 18, more particularly described as follows:

Beginning at the Northwest corner of the East Half of the Southeast Quarter of the Northwest Quarter; Thence North 88°18'58" East along the North line of said East Half, 247.17 feet to a point of curvature; Thence Southwesterly along the arc of a curve to the left having a radius of 270.00 feet through a central angle of 14°50'04" an arc distance of 35.15 feet to a point of tangency; Thence South 73°28'54" West along said tangent 39.07 feet to a point of curvature; Thence along the arc of a curve to the right having a radius of 42.96 feet to a point of tangency; Thence South 88°18'58" West along said tangent 55.63 feet; Thence North 02°21'47" West, 30.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

Tract C-2, Sauk Mountain View Estates North-, a Planned Residential Development - Phase IV, recorded under

**MODIFICATION OF DEED OF TRUST
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recording number 201603180044.

Situate in the County of Skagit, State of Washington.

PARCEL E:

Tract D, Sauk Mountain View Estates North-, a Planned Residential Development - Phase 2, recorded under recording number 200401290095.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 1024 ALDERWOOD LAND AND 1315 NORTH TOWNSHIP STREET, SEDRO WOOLLEY, WA 98284. The Real Property tax identification number is P39366 / 350518-2-002-0016, P39316 / 350518-0-029-0001, P39369 / 350518-2-003-0007, P131117 / 6033-000-999-0002 and P121363 / 4829-000-999-0300.

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

Line of Credit amount hereby increased to 3,840,000.00.

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 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.

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 JUNE 20, 2026.

GRANTOR:

DUKES HILL, L.L.C.

By:

ROBERT W. JANICKI, Member of DUKES HILL, L.L.C.

LENDER:

MOUNTAIN PACIFIC BANK

x

CANDICE GEER, Loan Officer

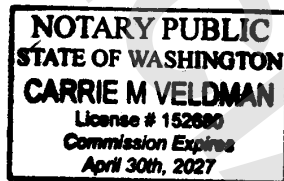
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Whatcom)

This record was acknowledged before me on _____, 20 26 by ROBERT W. JANICKI, Member of DUKES HILL, L.L.C..



Carrie Veldman
(Signature of notary public)

Notary
(Title of office)

My commission expires:
4-30-2027
(date)

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LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on 07-03, 2026 by CANDICE GEER
as Loan Officer of MOUNTAIN PACIFIC BANK.



Candice Mae Hamilton
(Signature of notary public)

Notary
(Title of office)

My commission expires:
08-10-2029
(date)