

AFTER REGISTERING RETURN DOCUMENT TO:

First American Title
1 First American Way DFL06-3
Westlake, TX 76262

REGISTERED LAND DOCUMENT COVER SHEET

DOCUMENT TITLE:

Modification of Deed & Trust

REF. NUMBER(S) OF INSTRUMENT BEING ASSIGNED/SATISFIED/FULFILLED/CANCELLED, ETC:

2009174242

GRANTORS(S)/SELLER(S)/ASSIGNOR/LESSOR(S)/CURRENT TRUSTEE, ETC:

Thomas E. BEANSON
Janice J. BEANSON
Dale A. BEANSON

GRANTEE(S)/BUYER(S)/ASSIGNEE/LESSEE(S)/SUCCESSOR TRUSTEE, ETC:

MERS Mortgage Electronic Registration
Systems Inc.

ABBREVIATED LEGAL DESCRIPTION OF SAID LAND(S) REGISTERED:

Lots 1 & 2 Block 1 Melton Acres First Addn
Less & Except the western 10 feet of Lot 2
& Western 10 feet Lot 2 Block 1 Melton Acres First Addn

ASSESSOR'S TAX PARCEL NUMBER: 0307364414000

FOR COMPLETE AND/OR CONTINUED LEGAL DESCRIPTION, SEE PAGE: 4

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

USAA Federal Savings Bank
Land Title Adjustment Department
3451 Hammond Avenue
Waterloo, IA 50702

Prepared by: C LACKOVICH

Assessor's Parcel Number: 03073644140000

Abbreviated Legal Description: Lot(s) 1 & 2 except westerly 10 feet of Lot 2, Blk 2, Sub: Stevenson

[Space Above This Line For Recording Data]

Loan Number 0702233525

MODIFICATION TO DEED OF TRUST

THIS AGREEMENT, entered into effective December 2, 2009, between **THOMAS E BRANSON** and **JANICE I BRANSON AND DALE A BRANSON** ("Borrower") and **MERS, Mortgage Electronic Registration Systems, Inc.**, amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated **OCTOBER 21, 2009**, securing the original principal sum of **\$101,193.00**, and recorded as Document **2009174242** in Book --- at Page ---, of the Official Records of **SKAMANIA** County, **WASHINGTON**, and (2) the Note bearing the same date as, and secured by, the Security Instrument, (the "Note") which covers the real and personal property described in the Security Instrument and defined in the Security Instrument as the "Property", located at

147 NORTHWEST HOMEWARD AVENUE
STEVENSON WA 98648
(Property Address)

WHEREAS, both Borrower and Lender desire to modify the above-referenced Deed of Trust to correct the legal description to that shown in the attached Exhibit A; it is further agreed, this modification specifically releases the real property described in the attached Exhibit B;

NOW THEREFORE, in consideration of the premises and all other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree that the real property described in exhibit "A" of this document shall hereafter be encumbered by the lien of the above referenced deed of trust.

It is further agreed that all the stipulations, provisions, conditions and covenants of the original note and deed of trust shall remain in full force and effect, except as herein modified, and nothing herein contained shall be construed to impair the security of the lien of the holder of said deed of trust nor to impair any rights or powers which the holder may have under said note and deed of trust.

OWNERS hereby grant, transfer and assign to Trustee, **FIRST AMERICAN TITLE COMPANY**, as the Trustee under said Deed of Trust, in trust, with power of sale, the property described in said attached Exhibit A, for the purpose of securing all of the obligations referred to in said Deed of Trust as secured.

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

USAA Federal Savings Bank
Land Title Adjustment Department
3451 Hammond Avenue
Waterloo, IA 50702

Prepared by: C LACKOVICH

Assessor's Parcel Number: 03073644140000

Abbreviated Legal Description: Lot(s) 1 & 2 except westerly 10 feet of Lot 2, Blk 2, Sub: Stevenson

[Space Above This Line For Recording Data]

Loan Number 0702233525

MODIFICATION TO DEED OF TRUST

THIS AGREEMENT, entered into effective December 2, 2009, between **THOMAS E BRANSON** and **JANICE I BRANSON AND DALE A BRANSON** ("Borrower") and **MERS, Mortgage Electronic Registration Systems, Inc.**, amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated **OCTOBER 21, 2009**, securing the original principal sum of **\$101,193.00**, and recorded as Document **2009174242** in Book --- at Page ---, of the Official Records of **SKAMANIA** County, **WASHINGTON**, and (2) the Note bearing the same date as, and secured by, the Security Instrument, (the "Note") which covers the real and personal property described in the Security Instrument and defined in the Security Instrument as the "Property", located at

147 NORTHWEST HOMEWARD AVENUE
STEVENSON WA 98648
(Property Address)

WHEREAS, both Borrower and Lender desire to modify the above-referenced Deed of Trust to correct the legal description to that shown in the attached Exhibit A; it is further agreed, this modification specifically releases the real property described in the attached Exhibit B;

NOW THEREFORE, in consideration of the premises and all other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree that the real property described in exhibit "A" of this document shall hereafter be encumbered by the lien of the above referenced deed of trust.

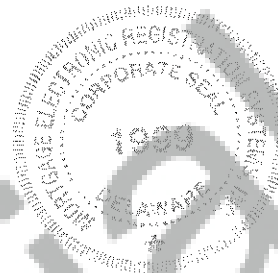
It is further agreed that all the stipulations, provisions, conditions and covenants of the original note and deed of trust shall remain in full force and effect, except as herein modified, and nothing herein contained shall be construed to impair the security of the lien of the holder of said deed of trust nor to impair any rights or powers which the holder may have under said note and deed of trust.

OWNERS hereby grant, transfer and assign to Trustee, **FIRST AMERICAN TITLE COMPANY**, as the Trustee under said Deed of Trust, in trust, with power of sale, the property described in said attached Exhibit A, for the purpose of securing all of the obligations referred to in said Deed of Trust as secured.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

MERS, Mortgage Electronic Registration Systems, Inc.

By: Jenny Brouwer
 Name: Jenny Brouwer
 Title: Assistant Secretary



First American Title Company

By: Tosha Diehl
 Name: Tosha Diehl
 Title: Assistant Secretary

_____	(Seal)
Date	THOMAS E BRANSON - Borrower
_____	(Seal)
Date	JANICE I BRANSON - Borrower
_____	(Seal)
Date	DALE A BRANSON - Borrower

_____ [Space below this line for acknowledgments in accordance with laws of Jurisdiction] _____

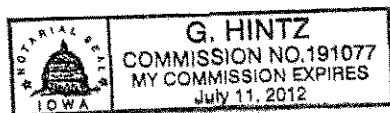
STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Jenny Brouwer**, personally known to be an **Assistant Secretary** of **MERS, Mortgage Electronic Registration Systems, Inc.**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



G Hintz
G Hintz - Notary Public
 My Commission Expires: **07/11/2012**

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

MERS, Mortgage Electronic Registration Systems, Inc.

By: Jenny Brouwer
 Name: Jenny Brouwer
 Title: Assistant Secretary



First American Title Company

By: Tosha Diehl
 Name: Tosha Diehl
 Title: Assistant Secretary

 Date Thomas E. Branson (Seal)
THOMAS E BRANSON - Borrower

 Date Janice I. Branson (Seal)
JANICE I BRANSON - Borrower

 Date _____ (Seal)
DALE A BRANSON - Borrower

_____ [Space below this line for acknowledgments in accordance with laws of Jurisdiction] _____

STATE OF IOWA COUNTY OF BLACK HAWK ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Jenny Brouwer**, personally known to be an **Assistant Secretary** of **MERS, Mortgage Electronic Registration Systems, Inc.**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



G Hintz
G Hintz - Notary Public
 My Commission Expires: **07/11/2012**

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

MERS, Mortgage Electronic Registration Systems, Inc.

By: Jenny Brouwer
 Name: Jenny Brouwer
 Title: Assistant Secretary



First American Title Company

By: Tosha Diehl
 Name: Tosha Diehl
 Title: Assistant Secretary

 Date _____ (Seal)
THOMAS E BRANSON - Borrower

 Date _____ (Seal)
JANICE I BRANSON - Borrower

12/10/2009
 Date _____ (Seal)
DALE A BRANSON - Borrower

 [Space below this line for acknowledgments in accordance with laws of Jurisdiction]

STATE OF IOWA COUNTY OF BLACK HAWK ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Jenny Brouwer**, personally known to be an **Assistant Secretary** of **MERS, Mortgage Electronic Registration Systems, Inc.**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



G Hintz
G Hintz - Notary Public
 My Commission Expires: **07/11/2012**

STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Tosha Diehl**, personally known to be an **Assistant Secretary of First American Title Company**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



G Hintz
G Hintz - Notary Public
 My Commission Expires: **07/11/2012**

STATE OF

COUNTY OF

ss:

On _____, before me, _____, personally appeared **THOMAS E BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

 -Notary Public
 My Commission Expires:

STATE OF

COUNTY OF

ss:

On _____, before me, _____, personally appeared **JANICE I BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

 -Notary Public
 My Commission Expires:

STATE OF

COUNTY OF

ss:

On _____, before me, _____, personally appeared **DALE A BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

 -Notary Public
 My Commission Expires:

STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Tosha Diehl**, personally known to be an **Assistant Secretary of First American Title Company**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



G Hintz
 G Hintz - Notary Public
 My Commission Expires: 07/11/2012

STATE OF

COUNTY OF

ss:

On _____, before me, _____, personally appeared **THOMAS E BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

 -Notary Public
 My Commission Expires:

STATE OF

COUNTY OF

ss:

On _____, before me, _____, personally appeared **JANICE I BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

 -Notary Public
 My Commission Expires:

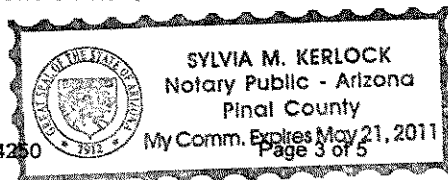
STATE OF

AZ

COUNTY OF GILA

ss:

On Dec 10, 2009, before me, Sylvia M Kerlock, personally appeared **DALE A BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.



Sylvia M Kerlock
 -Notary Public
 My Commission Expires: 5-21-11

MIN: 100105600028144250

MERS Telephone: (888) 679-MERS

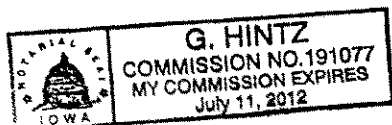
STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On December 2, 2009 before me, **G Hintz**, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared **Tosha Diehl**, personally known to be an **Assistant Secretary of First American Title Company**; that the Seal affixed to said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it being executed.

IN WITNESS WHEREOF, I have hereunto signed by name and affixed by Notarial Seal the day and year last written.



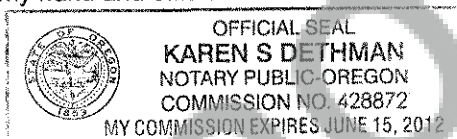
G Hintz
G Hintz - Notary Public
My Commission Expires: 07/11/2012

STATE OF Oregon

COUNTY OF Hood River

ss:

On Dec. 10, 2009 before me, Karen S. Dethman, personally appeared **THOMAS E BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.



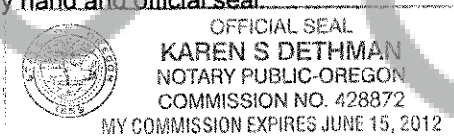
Karen S. Dethman
-Notary Public
My Commission Expires: June 15, 2012

STATE OF Oregon

COUNTY OF Hood River

ss:

On Dec. 10, 2009 before me, Karen S. Dethman, personally appeared **JANICE I BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.



Karen S. Dethman
-Notary Public
My Commission Expires: June 15, 2012

STATE OF

COUNTY OF

ss:

On _____ before me, _____, personally appeared **DALE A BRANSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument. WITNESS my hand and official seal.

-Notary Public
My Commission Expires:

**EXHIBIT A
(PROPERTY TO REMAIN ENCUMBERED)**

A PARCEL OF LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAMANIA, WITH A STREET LOCATION ADDRESS OF 147 NW HOMEWARD AVE; STEVENSON, WA 98648-6639

CURRENTLY OWNED BY THOMAS E BRANSON AND JANICE L BRANSON HAVING A TAX IDENTIFICATION NUMBER OF 03073644140000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 163433 DATED 10/12/2006 AND FURTHER DESCRIBED AS LOT 1 AND 2 BLK 1 MELDAN ACRES FIRST ADD BK A/PG 93

EXCEPT THE WESTERLY 10 FEET OF SAID LOT 2

**EXHIBIT B
(PROPERTY TO BE RELEASED)**

A PARCEL OF LAND SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAMANIA, MORE FULLY DESCRIBED AS THE WESTERLY 10 FEET OF LOT 2 BLK 1 MELDAN ACRES FIRST ADD BK A/PG 93

Unofficial
Copy