

RETURN ADDRESS:

Riverview Community
Bank
PO Box 872290
Vancouver, WA
98687-2290

SC 12

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 2006/63269 Additional on page

- Grantor(s):
- 1. Van Pelt, Shawn B
 - 2. Van Pelt, Tina M

- Grantee(s)
- 1. Riverview Community Bank

Legal Description: LOTS 1, 2, 3, 4, OF THE VAN PELT S/P #2011-177904 Additional on page 4

Assessor's Tax Parcel ID#: 03-07-36-2-0-0401-00, 03-07-36-2-0-0402-00,
03-07-36-2-0-0403-00, 03-07-36-2-0-0400-00

THIS MODIFICATION OF DEED OF TRUST dated April 1, 2012, is made and executed between Shawn B Van Pelt and Tina M Van Pelt, husband and wife, whose address is 255 Gale Street, Stevenson, WA 98648 ("Grantor") and Riverview Community Bank, whose address is PO Box 872290, Vancouver, WA 98687-2290 ("Lender").

Uncertified Copy

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

Loan No: 110037739

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 28, 2006 (the "Deed of Trust") which has been recorded in Skamania County, State of Washington, as follows:

Recorded October 10, 2006, recording number 2006163269.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 701 Maple Way, Stevenson, WA 98648. The Real Property tax identification number is 03-07-36-2-0-0401-00, 03-07-36-2-0-0402-00, 03-07-36-2-0-0403-00, 03-07-36-2-0-0400-00.

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

THE ORIGINAL NOTE HAS BEEN MODIFIED AS FOLLOWS: PURSUANT TO A CHANGE IN TERMS DATED APRIL 1, 2012 TOGETHER WITH ALL RENEWALS, MODIFICATIONS, EXTENSION, REFINANCING OF AND SUBSTITUTIONS FOR THE NOTE:

THE MATURITY DATE OF THE NOTE IS HEREBY REMOVED.

CROSS-COLLATERALIZATION. IN ADDITION TO THE NOTE, THIS DEED OF TRUST SECURES ALL OBLIGATIONS, DEBTS AND LIABILITIES, PLUS INTEREST THEREON, OF EITHER GRANTOR OR BORROWER TO LENDER, OR ANY ONE OR MORE OF THEM, AS WELL AS ALL CLAIMS BY LENDER AGAINST BORROWER AND GRANTOR OR ANY ONE OR MORE OF THEM, WHETHER NOW EXISTING OR HEREAFTER ARISING, WHETHER RELATED OR UNRELATED TO THE PURPOSE OF THE NOTE, WHETHER VOLUNTARY OR OTHERWISE, WHETHER DUE OR NOT DUE, DIRECT OR INDIRECT, DETERMINED OR UNDETERMINED, ABSOLUTE OR CONTINGENT LIQUIDATED OR UNLIQUIDATED, WHETHER BORROWER OR GRANTOR MAY BE LIABLE INDIVIDUALLY OR JOINTLY WITH OTHERS, WHETHER OBLIGATED AS GUARANTOR, SURETY, ACCOMMODATION PARTY OR OTHERWISE, AND WHETHER RECOVERY UPON SUCH AMOUNTS MAY BE OR HEREAFTER MAY BECOME BARRED BY ANY STATUTE OF LIMITATIONS, AND WHETHER THE OBLIGATION TO REPAY SUCH AMOUNTS MAY BE OR HEREAFTER MAY BECOME OTHERWISE UNENFORCEABLE.


NOTWITHSTANDING ANY OTHER PROVISION HEREOF, THIS DEED OF TRUST IS NOT INTENDED TO SECURE ANY GUARANTY THAT MAY HAVE BEEN EXECUTED, OR WHICH MAY BE EXECUTED IN THE FUTURE, BY THE GRANTOR WITH RESPECT TO ANY INDEBTEDNESS OWING TO THE LENDER BY SOME PERSON/ENTITY OTHER THAN THE GRANTOR.

ALL OTHER TERMS AND CONDITIONS SHALL REMAIN THE SAME.

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 1, 2012.

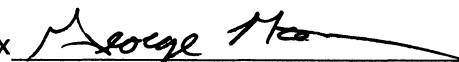
GRANTOR:

X 
Shawn B Van Pelt

X 
Nina M Van Pelt

LENDER:

RIVERVIEW COMMUNITY BANK

X 
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skamania)

KATHY L. McKENZIE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 1, 2013

On this day before me, the undersigned Notary Public, personally appeared Shawn B Van Pelt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of April, 2012

By Kathy McKenzie Residing at Stevenson
Notary Public in and for the State of WA My commission expires Jan 1, 2013

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skamania)

KATHY L. McKENZIE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 1, 2013

On this day before me, the undersigned Notary Public, personally appeared Tina M Van Pelt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11th day of April, 2012

By Kathy McKenzie Residing at Stevenson
Notary Public in and for the State of WA My commission expires Jan 1, 2013

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skamania)

KATHY L. McKENZIE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 1, 2013

On this 15th day of April, 2012, before me, the undersigned Notary Public, personally appeared George Martin and personally known to me or proved to me on the basis of satisfactory evidence to be the VP, Lender, authorized agent for Riverview Community Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Riverview Community Bank, duly authorized by Riverview Community Bank through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of Riverview Community Bank.

By Kathy McKenzie Residing at Stevenson
Notary Public in and for the State of WA My commission expires Jan 1, 2012

EXHIBIT A:

Being a portion of Lot 4 of the Ignaz Wachter Subdivision according to the recorded plat thereof, recorded in Book A of Plats, Page 30, in the County of Skamania, State of Washington described as follows:

Parcel NO. 03-07-36-2-0-0401-00

Lot 1 of the Vanpelt Short Plat, recorded in Auditor File No. 2011177905, Skamania County Records.

Being a portion of Lot 4 of the Ignaz Wachter Subdivision according to the recorded plat thereof, recorded in Book A of Plats, Page 30, in the County of Skamania, State of Washington described as follows:

Parcel NO. 03-07-36-2-0-0402-00

Lot 2 of the Vanpelt Short Plat, recorded in Auditor File No. 2011177905, Skamania County Records.

Being a portion of Lot 4 of the Ignaz Wachter Subdivision according to the recorded plat thereof, recorded in Book A of Plats, Page 30, in the County of Skamania, State of Washington described as follows:

Parcel NO. 03-07-36-2-0-0403-00

Lot 3 of the Vanpelt Short Plat, recorded in Auditor File No. 2011177905, Skamania County Records.

Being a portion of Lot 4 of the Ignaz Wachter Subdivision according to the recorded plat thereof, recorded in Book A of Plats, Page 30, in the County of Skamania, State of Washington described as follows:

Parcel NO. 03-07-36-2-0-0400-00

Lot 4 of the Vanpelt Short Plat, recorded in Auditor File No. 2011177905, Skamania County Records.