

**RETURN ADDRESS:**

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

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**MODIFICATION OF DEED OF TRUST**

Reference # (if applicable): \_\_\_\_\_

Additional on page \_\_\_\_

Grantor(s):

- 1. Gustafson, Daniel
- 2. Gustafson, Janet E

Grantee(s)

- 1. Riverview Community Bank

Legal Description: #107 Section 20, Township 2 North, Range 5 East

Additional on page \_\_\_\_

Assessor's Tax Parcel ID#: 02052000010700

THIS MODIFICATION OF DEED OF TRUST dated August 27, 2013, is made and executed between Daniel Gustafson, whose address is 531 Dobbins Rd, Washougal, WA 98671 and Janet E Gustafson, whose address is 531 Dobbins Rd, Washougal, WA 98671 ("Grantor") and Riverview Community Bank, whose address is PO Box 872290, Vancouver, WA 98687-2290 ("Lender").

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated March 15, 2007 (the "Deed of Trust") which has been recorded in Clark County, State of Washington, as follows:

**FILED AND RECORDED ON MARCH 23, 2007 IN OFFICIAL RECORDS OF SKAMANIA COUNTY, WASHINGTON AS DOC# 2007165404.**

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

A portion of the northwest quarter of the northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

Beginning at the northeast corner of the northwest quarter of the northeast quarter of Section 20; thence south 01°22'28" west along the east line of said northwest quarter of the northeast quarter of Section 20, 331.19 feet; thence north 88°37'32" west, 54.00 feet; thence north 01°22'28" east along a line which is 54.00 feet west of and parallel with said east line of said northwest quarter of the northeast quarter of Section 20, 255.69 feet; thence north 88°05'24" west along a line which is 73.00 feet south of and parallel with the north line of said Section 20, 685.59 feet more or less to the center of Wild Boy Creek; thence north 01°57'08" east along the centerline of said Wild Boy Creek, 73.00 feet more or less to the north line of said Section 20; thence south 88°05'24" East along the north line of said Section 20, 738.86 feet to the point of beginning. Containing 67,919 square feet more or less.

The northwest quarter of the northeast quarter of the northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT a portion of the northwest quarter of the northeast quarter of the northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

Beginning at the southwest corner of the northwest quarter of the northeast quarter of the northeast quarter of said Section 20; thence north 01°22'28" east along the west line of said northwest quarter of the northeast quarter of the northeast quarter of said Section 20, 330.00 feet; thence south 88°37'32" east, 54.00 feet; thence south 01°22'28" west along a line which is 54.00 feet east of and parallel with said west line, 257.39 feet to a point which is 73.00 feet north of the south line of said northwest quarter of the northeast quarter of the northeast quarter of said Section 20; thence south 88°12'34" east along a line which is 73.00 north of and parallel with said south line of said northwest quarter of the northeast quarter of the northeast quarter of said Section 20, 600.49 feet to the east line of said northwest quarter of the northeast quarter of the northeast quarter of said Section 20, thence south 01°22'13" west, 73.00 feet to the southeast corner of the northwest quarter of the northeast quarter of the northeast quarter of said Section 20; thence north 88°12'34" west along the south line of the northwest quarter of the northeast quarter of the northeast quarter of said Section 20, 654.50 feet to the point of beginning. Containing 61,667 square feet more or less.

The Real Property or its address is commonly known as 531 Dobbins Rd, Washougal, WA 98671. The Real Property tax identification number is 02052000010700.

**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 AUGUST 27, 2013, TOGETHER WITH ALL RENEWALS, MODIFICATIONS, EXTENSION, REFINANCING OF AND SUBSTITUTIONS FOR THE NOTE, THE COLLATERAL HAS BEEN RESTATED. 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 AUGUST 27, 2013.**

**GRANTOR:**

x   
Daniel Gustafson

x   
Janet E Gustafson

MODIFICATION OF DEED OF TRUST  
(Continued)

Loan No: 110038679

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LENDER:

RIVERVIEW COMMUNITY BANK

X [Signature]  
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Clark

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) SS  
)

TINA L HOUGH-WERNER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 1, 2014

On this day before me, the undersigned Notary Public, personally appeared Janet E Gustafson, 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 28<sup>th</sup> day of August, 20 13

By [Signature]  
Notary Public in and for the State of WA

Residing at Clark County  
My commission expires March 1, 2014

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Clark

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) SS  
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TINA L HOUGH-WERNER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 1, 2014

On this day before me, the undersigned Notary Public, personally appeared Janet E Gustafson, 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 28<sup>th</sup> day of August, 20 2013

By [Signature]  
Notary Public in and for the State of WA

Residing at Clark County  
My commission expires March 1, 2014

LENDER ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF CLARK

RENNA CHRISTOPHER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
) SS COMMISSION EXPIRES  
) JULY 01, 2014

On this 30<sup>th</sup> day of August, 20 13, before me, the undersigned Notary Public, personally appeared Cheri Smith and personally known to me or proved to me on the basis of satisfactory evidence to be the Senior VP, 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 Renna Christopher  
Notary Public in and for the State of WA

Residing at CLARK County  
My commission expires July 1, 2014

Loan No: 110038679

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

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