

Skamania County, WA
Total: \$106.50 Pgs=3
TRST
Request of: FINANCIAL DIMENSIONS, INC
eRecorded by: Simplifile

2021-002459

07/14/2021 07:53 AM

WHEN RECORDED RETURN TO: iQ Credit Union
P.O. Box 1739
Vancouver, WA 98668

MODIFICATION OF TRUST DEED

Grantor(s): JULIANNE M. MAGUIRE AND MARK W. MAGUIRE, WIFE AND HUSBAND

Grantee(s): iQ Credit Union, P.O. Box 1739, Vancouver, WA 98668

Legal Description: SEE ATTACHED EXHIBIT A
N/2 SE/4 of S32, T2N, R5E W.M., Skamania Co., WA

Assessor's Property Tax Parcel or Account No: 02053210040000

Reference Numbers of Documents Assigned or Released:

The parties have entered into a trust deed, in which Credit Union is the beneficiary and Member is the grantor, dated 8/10/2020, and recorded in the records of Skamania County, state of WASHINGTON, at Book/Reel Page/Image /Recording No. 2020-002021. The trust deed covers the real property described above.

The parties wish to modify this trust deed in the following manner:
(Put a check next to those numbers which apply.)

- ☒ (1) The amount secured by this trust deed is increased to \$ 190,000.00
☒ (2) The Maturity Date of this Deed of Trust is extended to: 7/31/2051

However, this is not a commitment to maintain the line of credit for any specified term.

In all other respects, the trust deed shall remain in full force and effect.

Executed this 9th day of July, 2021.

iQ Credit Union

By Alyssa Odelhal
Credit Union Representative signature

Julianne Maguire
"Member signature"
Mark Maguire
"Member signature"

State of WASHINGTON)
County of CLARK)ss

(Date)

July 9, 2021

Personally appeared Alyssa Wildharber
who, being duly sworn, did say that (s)he is the Representative of
iQ Credit Union, and that said instrument was signed and sealed
in behalf of said Credit Union by authority of its Board of Directors; and that said instrument is
his/her voluntary act and deed.

(Notary seal to the right Notarizing
Credit Union representative)



State of Washington)
County of Clark)ss

Before Me: Amanda Wilson

Amanda Wilson
Notary Public for State of Washington

My Commission expires: Oct. 10, 2023

Residing at: Washougal, WA

(Date) July 9, 2021

(Notary seal to the right, Notarizing
members)



Personally appeared the above-named JULIANNE M. MAGUIRE AND MARK W. MAGUIRE

and acknowledge the foregoing instrument to be their Voluntary act and deed.

State of Washington)
County of Clark)ss

Before Me: Alyssa Wildharber

Alyssa Wildharber
Notary Public for State of WA

My Commission expires: July 10, 2022

Residing at: Washougal, WA

(Date) July 9, 2021

Exhibit A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING NORTHERLY OF LABARRE ROAD, BEING 60 FEET WIDE

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORD IN BOOK 53, PAGE 391, SKAMANIA COUNTY RECORDS

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 483 FEET; THENCE EAST 770 FEET; THENCE SOUTH 483 FEET TO THE QUARTER SECTION LINE OF SAID SECTION; THENCE WEST, ALONG SAID QUARTER SECTION LINE, 770 FEET TO THE POINT OF BEGINNING.

EXCEPT PORTION THEREOF LYING SOUTHEASTERLY OF COUNTY ROAD CONVEYED TO GERALD ERICKSON, ET UX, BY DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 314, RECORDS OF SKAMANIA COUNTY WASHINGTON.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO SKAMANIA COUNTY FOR LABARRE ROAD BY INSTRUMENT DATED MAY 26, 1964, AND RECORDED UNDER AUDITOR'S FILE NO. 63454, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ABBREVIATED LEGAL DESCRIPTION: N-1/2, SE1/4, SEC. 32, T2N, R5E, W.M.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY.