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MODIFICATION OF DEED OF TRUST

REF239019484A

Reference # (if applicable): #2021-003435

Additional on page ____

Grantor(s):

1. LATIMER, THOMAS W
2. LATIMER, JESSICA L

Grantee(s)

1. Umpqua Bank

Legal Description: CEDAR CREEK SHORT PLAT, LT 3, BOOK 3, PG 295

Additional on page 2

Assessor's Tax Parcel ID#: 04-75-36-0-0-0902-00



97#####073509152022

THIS MODIFICATION OF DEED OF TRUST dated September 15, 2022, is made and executed between THOMAS W. LATIMER & JESSICA L. LATIMER, HUSBAND AND WIFE, whose address is 22 LATIMER RD, CARSON, WA 98610 ("Grantor") and Umpqua Bank, whose address is Stevenson, C/O Loan Support Services, PO Box 1580, Roseburg, OR 97470 ("Lender").

MODIFICATION OF DEED OF TRUST (Continued)

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 7, 2021 (the "Deed of Trust") which has been recorded in Skamania County, State of Washington, as follows:

Recorded on October 12, 2021 under Skamania county instrument #2021-003435.

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

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: A TRACT OF LAND IN GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 3 OF THE CEDAR CREEK SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 295, SKAMANIA COUNTY RECORDS. TOGETHER WITH A 1997, 60 X 25, FLEETWOOD MOBILE HOME, SERIAL NO. ORFLV48A/B51103FW13

The Real Property or its address is commonly known as 22 Latimer RD, Carson, WA 98610. The Real Property tax identification number is 04-75-36-0-0-0902-00.

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

This Deed of Trust now secures a Credit Agreement dated September 15, 2022 with a credit limit of \$55,000.00.

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.

INCONSISTENT STATE AND FEDERAL LAWS. From time to time, state and federal laws are inconsistent such that an activity permitted under state law is prohibited under federal law, or vice versa. As noted elsewhere in this Agreement, Grantor shall at all times comply with all governmental requirements, both federal and state, and cause all tenants, agents and other users of the Property or Collateral to so comply. For example, although the retail sale or distribution of marijuana products is allowed under law in some states, it is now prohibited under the federal Controlled Substances Act and Grantor must comply, and cause tenants, agents and other users to comply, with federal law in this instance.

SURETYSHIP WAIVER. Except as prohibited by applicable law, Grantor waives any right to require Lender: (a) to continue lending money or to continue to extend other credit to Borrower; (b) to obtain Grantor's consent to any modification or extension of the Indebtedness (except an increase in the principal to be advanced under the Note); (c) to resort for payment or to proceed directly or at once against any person, including Borrower or any Guarantor; (d) to proceed directly against or exhaust any collateral held by Lender from Borrower, any Guarantor or any other person; and (e) to pursue any other remedy within Lender's power. Except as prohibited by law, Grantor also waives: any and all rights or defenses based on suretyship, if applicable, or impairment of collateral or any law which may prevent Lender from bringing any action, including a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale; any election of remedies by Lender, which destroys or otherwise adversely affects Grantor's subrogation rights or Grantor's rights to proceed against Borrower, if applicable, for reimbursement; any right to claim discharge of the Indebtedness on the basis of unjustified impairment of any collateral for the Indebtedness or based upon any extension, modification, adjustment, restatement, substitution or amendment of the Note or any other document that evidences the Indebtedness, which is made without Grantor's consent.

VENUE. This transaction is made in the State of Washington. Upon Lender's request, the undersigned agrees to submit to the jurisdiction of any state or federal court in the State of Washington or in any state or federal court sitting in the county that any of Lender's collateral is located, in any action or proceeding brought to enforce, or otherwise arising out of or relating to, this Agreement. Nothing herein shall impair the right of Lender to bring any action or proceeding against the undersigned in any court of any other jurisdiction. As used in this paragraph, the term "Agreement" means the promissory note, guaranty, security agreement or other agreement, document or instrument in which this paragraph is found, even if it is described by another name as well.

COSTS AND EXPENSES. Obligor shall pay on demand (a) all reasonable out-of-pocket expenses incurred by Lender (including, without limitation, the reasonable fees, charges and disbursements of counsel for Lender), and shall pay all fees and time charges and disbursements for attorneys who may be employees of Lender, in connection with the

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


Page 3

preparation, negotiation, execution, delivery and administration of this Agreement and the related documents, or any amendments, modifications or waivers of the provisions hereof or thereof (whether or not the transactions contemplated hereby or thereby shall be consummated), and (b) all out-of-pocket expenses incurred by Lender (including, without limitation, the fees, charges and disbursements of any counsel for Lender), and shall pay all fees and time charges for attorneys who may be employees of Lender, in connection with the enforcement or protection of Lender's rights (i) in connection with this Agreement and the related documents, including, without limitation, Lender's rights under this paragraph, or (ii) in connection with the loans and other extensions of credit made under this Agreement and the related documents, including, without limitation, all such out-of-pocket expenses incurred during any appeal, bankruptcy, workout, restructuring or negotiations in respect of such loans and extensions of credit. As used in this paragraph, "Agreement" means the loan agreement, promissory note, guaranty, security agreement, or other agreement, document, or instrument in which this paragraph is found, even if described or defined by another name. As used in this paragraph, "Obligor" means, collectively, the borrower, grantor, pledgor, trustor or guarantor executing this Agreement in favor of Lender, even if described or defined by another name.

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 SEPTEMBER 15, 2022.

GRANTOR:

X 
THOMAS W LATIMER

X 
JESSICA I LATIMER

LENDER:

UMPQUA BANK

X 
Authorized Officer

MODIFICATION OF DEED OF TRUST
(Continued)

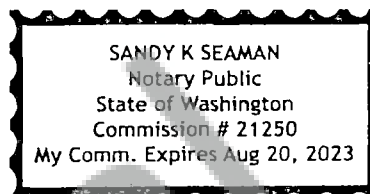
Page 4

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Seamania

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) SS
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This record was acknowledged before me on _____
LATIMER.

Sept 15, 2022 by THOMAS W

Sandy K Seaman
(Signature of notary public)

Notary
(Title of office)

My commission expires: 8/20/2022
(date)

Unofficial Copy

MODIFICATION OF DEED OF TRUST
(Continued)

Page 5

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skamania

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) SS
)

SANDY K SEAMAN
Notary Public
State of Washington
Commission # 21250
My Comm. Expires Aug 20, 2023

This record was acknowledged before me on Sept 15, 2022 by JESSICA L
LATIMER.

Sandy K Seaman
(Signature of notary public)

Notary
(Title of office)

My commission expires: 8/20/2023
(date)

MODIFICATION OF DEED OF TRUST
(Continued)

Page 6

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on _____, 20____ by _____
_____ as _____ of Umpqua Bank.

(Signature of notary public)

(Title of office)

My commission expires:

(date)