

Skamania County, WA  
Total: \$305.50 Pgs=3

MODAG

Request of: FINANCIAL DIMENSIONS, INC

eRecorded by: Simplifile

**2024-000351**

03/25/2024 09:30 AM

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

### MODIFICATION OF TRUST DEED

Grantor(s): BRUCE L. KOTZIAN AND KELLY N. KOTZIAN, HUSBAND AND WIFE

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

Legal Description: SEE ATTACHED EXHIBIT A  
lot 2, s35, t3n, r8e, w.m., skamania co., wa

Assessor's Property Tax Parcel or Account No: 03083500020000

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 8/4/2022, and recorded in the records of SKAMANIA County, state of WASHINGTON, at Book/Reel                      Page/Image                      /Recording No. 2022-001585. 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 \$ 92,000.00.
- ☒ (2) The Maturity Date of this Deed of Trust is extended to: 3/31/2054.

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 21 day of March, 2024.

iQ Credit Union

DocuSigned by:

By

"Credit Union Representative signature"

Takara Suhama

DocuSigned by:

DocuSigned by:

BC4229F6C7BF49B...

Bur & Bur

EF01A2749514473...

"Member signature"

"Member signature"

State of WASHINGTON )  
County of CLARK )ss

(Date) 3/21/2024

Personally appeared Takara Suham  
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)

TAWNY TROTTER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
Commission #206791  
My Comm. Expires 3/15/2027

State of WA )  
County of Clark )ss

Before Me: DocuSigned by:  
Tawny Trotter  
Notary Public for State of WA  
My Commission expires 3/15/2027  
Residing at: Vancouver  
(Date) 3/21/2024

(Notary seal to the right, Notarizing  
members)

TAWNY TROTTER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
Commission #206791  
My Comm. Expires 3/15/2027

Personally appeared the above-named BRUCE L. KOTZIAN AND KELLY N. KOTZIAN  
and acknowledge the foregoing instrument to be THEIR Voluntary act and deed.

State of WA )  
County of Clark )ss

Before Me: DocuSigned by:  
Tawny Trotter  
Notary Public for State of WA  
My Commission expires 3/15/2027  
Residing at: Vancouver  
(Date) 3/21/2024

## Exhibit A

THAT PORTION OF LOTS 1 AND 2 OF HOME VALLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 26, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE TRACT OF LAND CONVEYED TO THE COUNTY OF SKAMANIA BY DEED DATED DECEMBER 10, 1917 AND RECORDED JANUARY 21, 1918, BOOK Q, PAGE 407 OF DEED RECORDS OF SKAMANIA COUNTY, WASHINGTON. INCLUDING THERETO A TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON CONVEYED TO SKAMANIA COUNTY, AS RECORDED BY DEED IN BOOK Q, PAGE 407 OF BOOK OF DEEDS, LYING EAST OF A LINE THAT IS 90 FEET EASTERLY OF THE CENTERLINE OF WIND MOUNTAIN ROAD NO. 30390, AS IT EXISTS AND USED ON MAY 1, 2007, PER ENGINEERING'S DRAWING FILE IN SKAMANIA COUNTY'S ENGINEERING OFFICE UNDER FILE NO. 8-8-A0-08.