

Skamania County, WA
Total: \$306.50 Pgs=4
MODAG
Request of: RADIAN SETTLEMENT SERVICES INC.
eRecorded by: Simplifile

2025-000273

02/26/2025 08:25 AM

RETURN ADDRESS:

Radian Settlement
Services
1000 GSK Drive, Suite
210
Coraopolis, PA 15108

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 2016002104

Additional on page ____

Grantor(s):

1. Patton, Noah S

Grantee(s)

1. U.S. Bank National Association

Legal Description: PTN NW 1/4 NW 1/4 SECTION 25, T3N R9E WM

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Assessor's Tax Parcel ID#: 03092500020000

THIS MODIFICATION OF DEED OF TRUST dated January 28, 2025, is made and executed between Noah S Patton, whose address is 1652 Chenoweth Road, Underwood, WA 98651; a single person ("Grantor") and U.S. Bank National Association, whose address is Wealth Management WA, 10800 NE 8th Street, PD-WA-3341, Bellevue, WA 98004 ("Lender").

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

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 7, 2016 (the "Deed of Trust") which has been recorded in Skamania County, State of Washington, as follows:

**Recorded in the Office of the County Recorder
County of Recording: Skamania County, Washington
Date of Recording: October 10, 2016
Document No.: 2016002104**

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, THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING WESTERLY OF CHENOWETH ROAD. ABSTRACT PROPERTY.

The Real Property or its address is commonly known as 1652 Chenoweth Rd, Underwood, WA 98651. The Real Property tax identification number is 03092500020000.

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

Borrower has requested, and Lender has agreed to, the following modification(s) in the Indebtedness secured by the Deed of Trust:

- Extension of the maturity date of the Indebtedness secured by the Deed of Trust.
- Addition of new Indebtedness secured by the Deed of Trust.
- Change in the interest rate on the Indebtedness evidenced by the Credit Agreement.

The changes described above are evidenced by an agreement by the parties dated January 28, 2025 (the "Credit Amendment") amending the Credit Agreement.

The Credit Agreement Amendment evidences new indebtedness in the principal amount of \$406,000.00. The parties hereby agree that the Deed of Trust will secure all existing and new Indebtedness evidenced by the Credit Agreement, as amended by the Credit Agreement Amendment.

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 endorsers 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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Deed of Trust shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

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 JANUARY 28, 2025.

MODIFICATION OF DEED OF TRUST
(Continued)

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GRANTOR:

x

Noah S Patton

LENDER:

U.S. BANK NATIONAL ASSOCIATION

x

Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

COUNTY OF

Kingdom of Thailand
Province and City of Chiang Mai
Consulate General of the
United States of America

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This record was acknowledged before me on January 28th, 20 25 by Noah S Patton.

(Signature of notary public)

David R. Carr, Consul

(Title of office)

My commission expires: INDEFINITELY

(date)

20 JAN 2025

MODIFICATION OF DEED OF TRUST
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF WA

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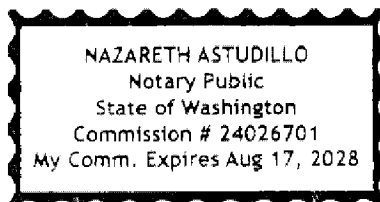
) SS

COUNTY OF Snohomish

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This record was acknowledged before me on Feb. 3rd, 2025 by Mark Heier
as Authorized Officer of U.S. Bank National Association

(Signature of notary public)



(Title of office)

My commission expires:

(date)