

105 N 2ND Avenue
PO Box 626 Okanogan, WA 98840
509-422-3420 Fax 509-422-2284

Escrow File No.: 30200-18-KMH
Title Order No.: 4259-3013870

Purchaser(s): Secured Investment Corp.

Seller(s): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

**Supplement To
AGREEMENT AND ESCROW INSTRUCTIONS
For Purchase and Sale Transaction
Including Instructions to Record Documents and Disburse Funds**

This is a part of the Closing Agreement and Escrow Instructions signed by the parties under the Closing Agent's escrow file number set forth above. Except as expressly modified, changed or amended by this supplement, all terms and conditions of the Closing Agreement and Escrow Instructions, and any previous supplements, additions or amendments thereto, shall remain in effect.

"THE SELLER HAS APPROVED", SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS:

- Statutory Warranty Deed
- Purchaser's Assignment of Contract and Deed
- Real Estate Contract
- Bill of Sale (for personal property)
- Real Estate Excise Tax Affidavit
- _____
- _____
- _____

"THE BUYER HAS APPROVED", SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS:

- Promissory Note
- Deed of Trust
- Mortgage
- Real Estate Contract
- Security Statement (for personal property)
- Financing Statement (for personal property)
- Real Estate Excise Tax Affidavit
- _____
- _____
- _____

BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

Conditions of Parties' Agreement Satisfied. All terms and conditions of the parties' agreement have been met to my satisfaction, or will be met, satisfied or complied with outside of escrow.

Title Report Approved. The Preliminary Commitment for Title Insurance, including the legal description of the property and all attachments, supplements and endorsements to that report, issued by First American Title Insurance Company, as an independent agent for First American Title Insurance Company under order number 4259-3013870, are approved by me and made a part of these instructions by this reference.

Settlement Statement Approved. The settlement statement prepared by the closing agent is approved by me, made a part of these instructions by this reference, and I agree to pay my costs, expenses and other obligations itemized on that statement. I understand that any estimated amounts will be adjusted to reflect the exact amounts required when the funds are disbursed, that the settlement statement continues to be subject to audit at any time, and if any monetary error is found, the amount will be paid by the party liable for such payment to the party entitled to receive it.

BY SIGNING THIS DOCUMENT, THE BUYER FURTHER ACKNOWLEDGES:

Property Approved. I have had adequate opportunity to inspect the property and to determine the exact location of its boundaries. The location and physical condition of the property and any buildings, improvements, plumbing, heating, cooling, electrical or septic systems on the property are approved. I understand that all inspections and approvals of the location and physical condition of the property are my sole responsibility, and are not part of the closing agent's duties and responsibilities. I hereby release and agree to hold the closing agent harmless from any and all claims of liability for loss or damage arising or resulting from any physical condition or defect on the property, or from the location of its boundaries.

Assumed Encumbrances Approved. I have had adequate opportunity to review the terms of payment, interest rates and conditions of any existing notes, deeds of trust, mortgages, contracts, assessments or other debts or obligations that I will assume and agree to pay in this transaction, and hereby approve the same.

THE CLOSING AGENT IS INSTRUCTED TO PROCEED AS FOLLOWS:

Instruction to Close. The closing agent is instructed to perform its customary closing duties under these instructions, to deliver and record documents according to these instructions, and to disburse the funds according to the settlement statement, adjusting estimated amounts, when the closing agent has the documents required to close the transaction in its possession and has, or will obtain when the documents have been delivered and recorded:

1. Sale proceeds for the seller's account in the sum of \$12,500.00, to be disbursed according to the settlement statement
2. Loan proceeds for the buyer's account in the sum of \$, to be disbursed according to the settlement statement
3. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with owner's or purchaser's standard or extended coverage with liability of \$ 12,500.00 having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment for Title Insurance:
4. Such other policies of title insurance as may be required by any lenders that are providing financing for the transaction.

Completion or Correction of Documents. The closing agent is instructed to correct any errors found in any document deposited under these instructions, and to insert as necessary the closing date, the date on which interest begins to accrue, and the dates on which payments must be made, if such items are incomplete.

Adjustments and Pro-rations. The closing agent is instructed to adjust and pro-rate as of the closing date or , real estate taxes for the current year, recurrent assessments if any, .

Document Copies:

Copies of signed documents will be provided on C.D. Seller Buyer

Proceeds Check:

Seller will pick up proceeds check.

Wire proceeds to: _____

Deposit locally to Chase __, Wells Fargo __, CDFCU __, B of A __, NCNB __ (see deposit slip)

Additional Instructions:

BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek independent legal counsel if I have any doubt concerning the transaction or these instructions.

I have had adequate time and opportunity to read and understand these instructions and all other documents referred to in these instructions.

Buyer:

Secured Investment Corp.

By: Lee A. Arnold, President

ate: _____

Seller:

Rebecca M. Janes

Donna Clara Meier

Susan Mary Elizabeth Stancliff

Stephen Joseph Vaudrey

Date: _____

