



200303280098

Skagit County Auditor

3/28/2003 Page

1 of

5 11:11AM

After Recording Mail to:

Routh Crabtree Fennell
Michele Steele / 7037.85225
PO Box 4143
Bellevue, WA 98009-4143

Document Title(s): Subordinate Mortgage

FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

M8052

Grantor: Churchill, Aaron and Lori

Grantee: Department of Housing and Urban Development

**Abbreviated Legal Description as follows: Portion of Lots 1, 4, 5, Block 8, of
"Reserve Addition to the Town of Montborne"**

Assessor's Property Tax Parcel/Account Number(s): 4136-008-008-0000 P115693

Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, Ohio 43219
Prepared by Christy Messer
Re # 1513541038
FHA Case No. 561-7174580

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SUBORDINATE MORTGAGE

This SUBORDINATE MORTGAGE ("Security Instrument") is given on October 28, 2002.

The Mortgagor(s) are Aaron L. Churchill and Lori A. Churchill whose address is 24184 Mahonia Lane, Mount Vernon, Washington 98274-7090 (Borrower).

This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is P.O. Box 23699 Washington D.C., 20026 (Lender). Borrower owes Lender the principal sum of NINE THOUSAND ONE HUNDRED THIRTY NINE DOLLARS AND 77/100 (U.S. \$9,139.77).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier due and payable on March 01, 2031.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale the following described property located in Skagit County, Washington:

See Schedule A attached hereto and made a part hereof

A.P. NO: P115693

which has the address of 24184 Mahonia Lane, Mount Vernon, Washington 98274-7090, ("Property Address");

TOGETHER WITH all the improvement now or hereafter erected on the property, an all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the forgoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.



Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.

2. **Borrower Not Released; Forbearance by Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any Successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. **Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbearance or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: **Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 10410** or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. **Governing Law; Severability.** This Security Instrument shall be governed by Federal Law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. **Acceleration Remedies.** If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the Paragraph 7 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.



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BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Melissa A. Collins
Witness Signature

Melissa A. Collins
Printed Name of Witness

Aaron L. Churchill (Seal)
Aaron L. Churchill

Tina M. Clark
Witness Signature

TINA M. CLARK
Printed Name of Witness

Melissa A. Collins
Witness Signature

Melissa A. Collins
Printed Name of Witness

Tina M. Clark
Witness Signature

TINA M. CLARK
Printed Name of Witness

Lori A. Churchill (Seal)
Lori A. Churchill



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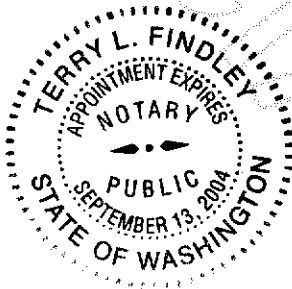
{Space Below This Line for Acknowledgement}

STATE OF Washington, COUNTY OF Skagit SS:

I, Terry L. Findley a Notary Public of the county of
Skagit, State of Washington, do hereby certify that Aaron L. Churchill
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4th day of November, 2002

My Commission Expires: Sept 13, 2004



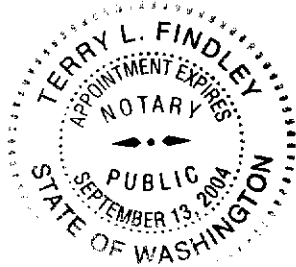
Terry L. Findley
Notary Public

STATE OF Washington, COUNTY OF Skagit SS:

I, Terry L. Findley a Notary Public of the county of
Skagit, State of Washington, do hereby certify that Lori A. Churchill
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4th day of November, 2002

My Commission Expires: Sept. 13, 2004



Terry L. Findley
Notary Public

