



200507110182

Skagit County Auditor

7/11/2005 Page

1 of

3 3:34PM

After recording return to:
Chicago Title Company
P O Box 670
Burlington, WA 98233

CHICAGO TITLE CO.Document Title:ASSUMPTION AGREEMENT WITH RELEASE
OF LIABILITYReference Number :200307160128Grantor(s):☐ additional grantor names on page ____

1. ALINA J. HEGGE

2.

Grantee(s):☐ additional grantee names on page ____

1. JASON M. FRANKS

2. CITIMORTGAGE, INC., successor in interest by merger to
Principal REsidential Mortgage, Inc.Abbreviated legal description:☐ full legal on page(s) ____

Lot 7, PLAT OF HIGHLAND GLEN DIV. NO. 3, according to the
plat thereof, recorded in Volume 12 of Plats, page 13,
records of Skagit County, Washington.

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

4374-000-007-0003 P80708

TO BE RECORDED

ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY

THIS AGREEMENT, made this 27th day of June, 2005 by and among
Alina J. Hegge ("Sellers"),
Jason M. Franks ("Purchasers").

WITNESSETH

WHEREAS, Purchaser(s) has purchased from the Seller(s) real property located at 312 N. 17th Street
Mount Vernon, WA 98273 as set forth in the security
instrument ("Security Instrument") dated July 11, 2003, which was recorded among the Land
Records of Skagit County, State of Washington; and

WHEREAS, on July 11, 2003, a note ("Note") covered by the security instrument was
executed by the "Sellers" in the original amount of \$125,417.00, payable in monthly installments of principal
and interest in the amount of \$593.23 each commencing on the first day of September 1st,
2003 and continuing monthly thereafter until the first day of August 1st, 2033,
when the principal and interest are paid fully. The outstanding balance of the Note as of the date hereof is
\$119,350.30; and

WHEREAS, Purchaser desires to assume and to agree to pay the indebtedness and to perform all of the terms
and conditions of the said note and security instrument.

NOW, THEREFORE, in consideration of one and more dollars (\$1.00+) and other good and valuable
consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the parties agree as follows:

1. Purchaser assumes and agrees to pay the indebtedness evidenced by said Note according to the terms of the
Note and agrees to keep and to perform all of the covenants and conditions of the security instrument according to
the provisions thereof and agrees to be bound thereby with the same force effect as though the Purchaser had been
the original maker of the Note and security instrument.

2. Seller and Purchaser severally represents, warrant, and agree they have no offsets or defenses of any kind
against enforcement of the said Note and security instrument which shall remain and continue in full force and effect
hereby approved, ratified, and confirmed.

3. Lender understands and agrees that by the execution of this Agreement the Seller is no longer personally
liable to pay the indebtedness evidenced by the said Note and is released from liability.

4. The liability of those signing this Agreement as Purchaser shall be joint and several.

5. The word "Note" as used in the Agreement shall be construed to mean the note, bond, or any other written
instrument which evidences the indebtedness referred herein. The words "Security Instrument" as used in the
Agreement shall be construed to mean the mortgage, deed of trust or other written instrument which secured the
indebtedness referred herein.

6. Whenever appropriate, the singular number shall include the plural and the plural number the singular.

IN WITNESS WHEREOF, intending to be legally bound, the parties have executed this Assignment the day
and year first above written.

Seller: Alina J. Hegge

Purchaser: Jason M. Franks 7-8-05

Seller:

Purchaser:

CitiMortgage, Inc. successor in interest by merger to Principal Residential Mortgage, Inc.

By: Jodi Cornish

Jodi Cornish, Manager

STATE OF Washington

} SS:

COUNTY OF Skagit

On this 27th day of June, 2005, before me, the undersigned officer, personally
appeared Jason M. Franks

(Borrowers)

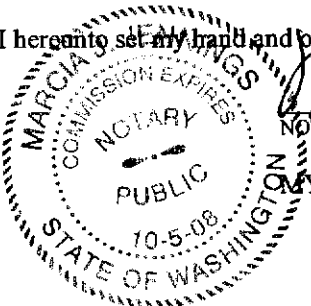
and Alina J. Hegge

(Sellers),

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to within the instrument
and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



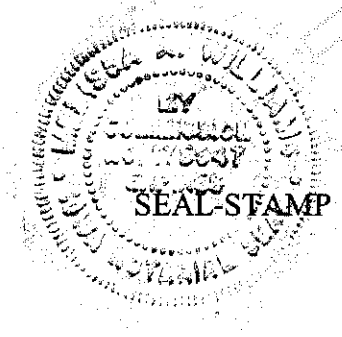
NOTARY PUBLIC

State of IOWA County of POLK

I, a Notary Public of the County and State aforesaid, certify that Jodi Cornish, personally came before me this day and acknowledged that she is the Manager of CitiMortgage, Inc. and that she as Manager, being authorized to do so, executed the foregoing instrument on behalf of the bank.

WITNESS my hand and official stamp or seal, the 22nd day of Jun, 2005.
My commission expires: 9-8-06

Melissa A. Williams
Notary Public



200507110182
Skagit County Auditor