



200602220101
Skagit County Auditor

2/22/2006 Page 1 of 5 3:08PM

**CHICAGO TITLE IC33845
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RECORD AND RETURN TO:
CTX MORTGAGE COMPANY, LLC
P.O. Box 199113, FINAL DOCS
Dallas, TX 75219

LOAN MODIFICATION AGREEMENT

(Providing for Adjustable Rate)

220206978
100015902202069785

This Loan Modification Agreement ("Agreement"), made this 21st day of FEBRUARY 2006 ,
, between

SHON F. RAYMOND AND
KIMBERLEE A. RAYMOND HUSBAND AND WIFE

("Borrower") and

CTX MORTGAGE COMPANY, LLC

("Lender"), amends and

supplements (1) the Mortgage, Deed of Trust or Security Deed (as modified by an Adjustable Rate Rider of the
same date) (the "Security Instrument"), dated 3/31/2005 and recorded in Book or Liber
200504040151 , at page(s) of the COUNTY Records of

SKAGIT

[Name of Records]

, and (2) the Note bearing the same date as, and secured

[County and State, or other Jurisdiction]

by, the Security Instrument, which covers the real and personal property described in the Security Instrument and
defined therein as the "Property," located at

39910 WILLARD LANE
CONCRETE, WASHINGTON 98237
[Property Address]

LOAN MODIFICATION AGREEMENT-Single Family-FNMA Uniform Instrument
[CMI Form M5 1927 (11/4/01)]
CP1927R1 (051503)

Page 1 of 4

Initials: 



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the real property described being set forth as follows:

Lot 13, PLAT OF WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington. Situated in Skagit County, Washington.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of 2/21/2006, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 215,700.00, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 5.750 % (the "Initial Rate of Interest"), from 2/21/2006. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,258.77, beginning on the 1st day of APRIL 2006, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The amount of this monthly payment of principal and interest may change if the interest rate that Borrower must pay changes. The Lender will determine the Borrower's new interest rate and the changed amount of the required monthly payment in accordance with the terms of the Note. If on 3/01/2036 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower understands and agrees that the initial rate of interest may change on the first day of 3/01/2013, and on that day every 12TH month thereafter on the "change date" as such term is defined in the Note and Security Instrument.

LOAN MODIFICATION AGREEMENT-Single Family-FNMA Uniform Instrument
[CMI Form M5 1927 (11/4/01)]
CP1927R2 (051503)

Page 2 of 4

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200602220101
Skagit County Auditor

2/22/2006 Page 2 of 5 3:08PM

220206978

The Borrower will make such payment at P.O. BOX 650269
DALLAS, TX 75265-0269

or at such place as the Lender may require.

The Borrower understands that (i) the interest rate they are required to pay at the first Change Date will not be greater than 10.750 % or less than 2.250 %, and (ii) their interest rate will never be greater than 10.750 % as specified in the Note.

3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds and all other payments that the Borrower is obligated to make under the Security Instrument, including:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, and
- (b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Nothing in the Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

LOAN MODIFICATION AGREEMENT-Single Family-FNMA Uniform Instrument
[CMI Form M5 1927 (11/4/01)]
CP1927R3 (051503)

Page 3 of 4

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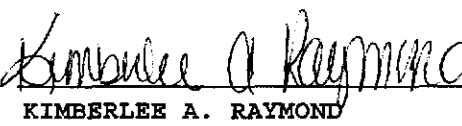
200602220101

Skagit County Auditor

220206978


SHON F. RAYMOND

(Seal)
-Borrower


KIMBERLEE A. RAYMOND

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower


(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

CTX MORTGAGE COMPANY, LLC

(Seal)
-Lender

By: 
DEMETRA BELL
DOCUMENT SIGNER

[Space Below This Line For Acknowledgments]

****SEE ACKNOWLEDGMENT ATTACHED****

LOAN MODIFICATION AGREEMENT-Single Family-FNMA Uniform Instrument
[CMI Form M5 1927 (11/4/01)]
CP1927R4 (051503)

Page 4 of 4

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Skagit County Auditor

2/22/2006 Page

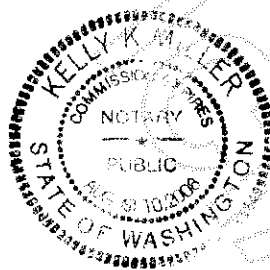
4 of

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(NOTARY ACKNOWLEDGMENT)

STATE OF Washington §
COUNTY OF Skagit §

This instrument was acknowledged before me on the 22nd day of February, 2006, by Shen F. Raymond and Kimberlee A. Raymond

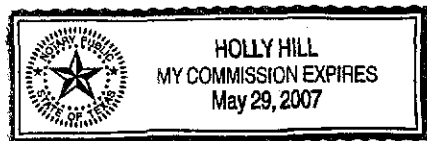


Notary Public, State of Washington
Name of Notary typed or printed: Kelly K. Miller
My Commission Expires: 08-10-08

(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17th day of February, 2006, by DEMETRA BELL Document Signor
of CTX Mortgage Company, LLC, A Nevada corporation on behalf of said
corporation and on behalf of Mortgage Electronic Registration Systems, Inc (MERS).



Holly Hill
Notary Public, State of Texas
Name of Notary typed or printed: HOLLY HILL
My Commission Expires: MAY 29, 2007



200602220101
Skagit County Auditor