



200701020125

Skagit County Auditor

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After Recording Return To:
FHHLIC-Post Closing Mail Room
1555 W. Walnut Hill Ln #200 MC 6712
Irving, TX 75038
Loan Number: 0055305148

ACCOMMODATION RECORDING

(Space Above this Line for Recording Data)

CHICAGO TITLE CO.

1039151

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

This Loan Modification Agreement ("Agreement"), made this 21st day of DECEMBER
2006, between
DEREK N. LANDIS & LANI D. LANDIS, Husband & Wife

FIRST HORIZON HOME LOAN CORPORATION

("Borrower") and
("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("The Security Instrument"), dated
6/06/2006 and recorded in 200608240157
of the Land / Official Records of Skagit County, and (2) the Note bearing the same date as,
and secured by, the Security Instrument, which covers the real and personal property described in the Security
Instrument and defined therein as the "Property", located at
23073 SAGERS LANE, MOUNT VERNON, Washington 98274
(Property Address)

the real property described being set forth as follows:

~~LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL04-0624, RECORDED
MAY 23, 2006 UNDER AUDITOR'S FILE NO. 200605230067,
RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION
OF LOT B, BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 12,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.~~

LOT 3, PLAT OF SAGER'S LANDING, RECORDED MAY 23, 2006, UNDER AUDITOR'S FILE
NO. 200605230067, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF
LOT B, BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Initials DL LL

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

1. As of 12/28/2006, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 309,700.00. Borrower hereby renews and extends such indebtedness and promises to pay jointly and severally to the order of the Lender the sum of U.S. \$ 309,700.00 (the "Principal Balance"), consisting of the amount(s) loaned to borrower by Lender and any interest capitalized to date.
2. Borrower promises to pay the Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Principal Balance at the yearly rate of 6.250 %, from 12/28/2006. Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,906.88, beginning on the first day of FEBRUARY, 2007, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 1/01/2037 (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date. Borrower will make such payments at PO BOX 809, MEMPHIS, TN 38101 or at such other place as Lender may require.
3. The lien and security interest secured by this Agreement is a "Renewal and Extension" effective as of 12/21/2006. It is the intention of the parties that all liens and security interests described in the Security Instrument are hereby renewed and extended until the indebtedness evidenced by the Note, as renewed, modified, and extended hereby, has been fully paid. Lender and Borrower acknowledge and agree that such extension, renewal, amendment, modification or rearrangement shall in no manner affect or impair the Note or the liens and security interests securing same, the purpose of this Agreement being simply to extend, modify, amend or rearrange the time and the manner of payment of the Note and the indebtedness evidenced thereby, and to carry forward all liens and security interests securing the Note (including if applicable any and all vendor's liens securing the Note), which are expressly acknowledged by the Borrower to be valid and subsisting, and in full force and effect so as to fully secure the payment of the Note. The Borrower hereby expressly waives the benefit of any and all statutes of limitation which might otherwise inure to Borrower's benefit, or be in any way applicable to Borrower's obligations under the terms of any and all instruments described herein.
4. 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 the notice is delivered or mailed within which the 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.
5. Borrower also will comply with all other covenants, agreements and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other

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payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (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 documents 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.
6. Nothing in this 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 Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
7. No Oral Agreements: THE WRITTEN LOAN AGREEMENTS REPRESENT THE FINAL AGREEMENTS BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

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ACCEPTED AND AGREED TO BY THE
OWNER AND HOLDER OF SAID NOTE
FIRST HORIZON HOME LOAN CORPORATION

By: *[Signature]*
Vice President

[Signature]
Borrower DEREK N. LANDIS

[Signature]
Borrower LANI D. LANDIS

Borrower

Borrower

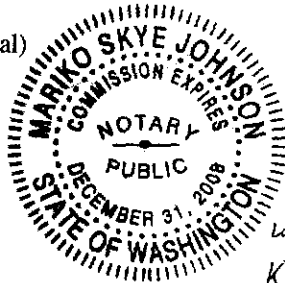
State of WASHINGTON :
County of SKAGIT :

On 12/26/06 before me, they personally appeared
DEREK N. LANDIS
LANI D. LANDIS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



Corporate Acknowledgement

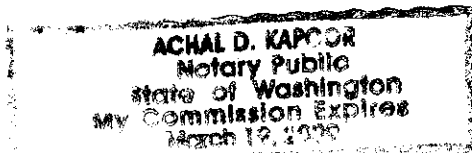
State of WA :
County of King :

[Signature]
Notary Public

Before me, the undersigned authority, on this day personally appeared Stephanie Maurer
a Vice President, of FIRST HORIZON HOME LOAN CORPORATION, (personally known to me or proved to me on the basis of satisfactory evidence) subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed as the act and deed of said corporation and in the capacity therein stated.

Given under my hand and seal of this office this 28th day of December, 2006

(Seal)



[Signature]
Notary Public

