



200805080007
Skagit County Auditor

5/8/2008 Page 1 of 5 9:33AM

Return To:
Horizon Bank
1500 Cornwall Ave, Bellingham, WA 98225

Assessor's Parcel or Account Number:
340323-1-005-0003,
Abbreviated Legal Description:
Section 23, Township 34, Range 3, Ptn NE NE.
Full legal description on page 3.

Trustee:
Westward Financial Services

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 29 day of April, 2008, between Patrick L Severin and Dawn M Severin, husband and wife

GUARDIAN NORTHWEST TITLE CO.

91102

ACCOMMODATION RECORDING ONLY

Horizon Bank, a Washington Corporation ("Borrower") and ("Lender"), amends and

supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated April 11, 2007 and recorded in Book or Liber , at page(s) , of the Auditors File # 200704120118 Records of

Skagit, WA [County and State, or other Jurisdiction] 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 15214 Avon Allen RD, Mount Vernon, WA 98273 [Property Address]

LOAN MODIFICATION AGREEMENT-Single Family-Fannie Mae Uniform Instrument
Form 3179 1/01 (rev. 8/01)

VMP-852R (0110)

Page 1 of 4 MW 10/01 Initials: *[Signature]*
VMP MORTGAGE FORMS - (800)521-7291



[Handwritten Signature]

the real property described being set forth as follows:

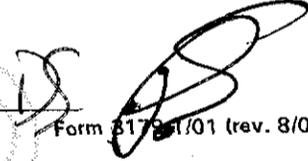
The South 660 feet of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 3 East, W.M., EXCEPT the North 330 feet of the East 660 feet thereof. ALSO EXCEPT County Road along the East line thereof. Situated in the State of Washington, County of Skagit.

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 April 01, 2008, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 607,400.00, consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 6.2500 %, from April 01, 2008. Borrower promises to make monthly payments of principal and interest of U.S. \$ 3,739.87, beginning on the 01 day of June 2008, and continuing thereafter on the 01 day of each succeeding month until principal and interest are paid in full. The yearly rate of 6.2500 % will remain in effect until principal and interest is paid in full. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may be entitled. If on May 01, 2038 (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 2211 Rimland Drive, Suite #230, Bellingham, WA 98226 or at such other place as Lender may require.

VMP-852R (0110)

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Initials: 

Form 317 8/01 (rev. 8/01)



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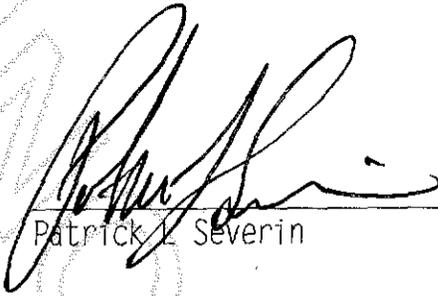
3. If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by 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 the 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. 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 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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1 of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
 - (b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, 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 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.

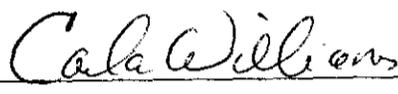


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Skagit County Auditor


Patrick L. Severin (Seal)
-Borrower


Dawn M. Severin (Seal)
-Borrower

Horizon Bank (Seal)
-Lender

By: 

[Space Below This Line For Acknowledgments]



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INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Whatcom } ss:

On this day personally appeared before me Patrick L Severin and Dawn Severin
to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he / she / they signed the same as his / her / their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of April, 2008
Reah M Dewell

Notary Public in and for the State of Washington,
residing at Bellingham
My appointment expires on 03-07-12



CORPORATE ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Whatcom } ss:

I certify that I know or have satisfactory evidence that Calla Williams the
person who appeared before me, and said person acknowledged that
she signed this instrument, on oath stated that she is authorized to
execute the instrument and acknowledged it as the vice president
of Harwin Bank to
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 30, 2008
Reah M Dewell

Notary Public in and for the State of Washington,
residing at Bellingham
My appointment expires on 03-07-2012



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