



200911170095

Skagit County Auditor

THIS INSTRUMENT PREPARED BY: Kim Barber

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When Recorded Mail To:  
MS SV-79 Document Processing  
P.O. Box 10423  
Van Nuys, CA 91410-0423

LOAN NUMBER: 182086855  
ASSESSOR PARCEL NUMBER: P68997

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**ASSUMPTION AGREEMENT WITH  
RELEASE OF LIABILITY**

MIN: 1001337-0002712266-5

This Assumption Agreement ("Agreement") is made on October 14, 2009 between Gerald & Pamela Revell ("Seller") and Shannon Coursey ("Borrower/Purchaser") and Loan Servicer, acting on behalf of the Note Holder, Lender, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. For the Assumption of that certain Note and Deed of Trust,\*Mortgage or Security Deed (the "Security Instrument") executed November 5, 2007 and recorded in the Official Records of Real Property of Skagit County, State of Washington covering property with a commonly known address as: 35870 Shangri-La Drive Sedro Woolley, WA 98284 \* 200711090002

(the "Property") and more specifically described as follows:

See "Exhibit A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Security Instrument secures the payment of the Note entered into by Seller in favor of Note Holder, dated November 5, 2007 in the principal sum of \$140,000.00 ("Note").

**Borrower/Purchaser's Promise to Pay:**

In consideration for Note Holder's consent to the transfer of the Property and obligation to Borrower/Purchaser, Borrower/Purchaser hereby assumes the loan and agrees to pay the indebtedness evidenced by the Note and to be bound by and to perform all the terms, conditions, and covenants of the Note which is attached hereto as "Exhibit B" and incorporated herein and all terms, conditions, and covenants of the Security Instrument. Nothing in this Agreement will invalidate, impair or release any term or condition of the Note or the Security Instrument except as provided herein. It is agreed that the present unpaid principal balance of the loan being assumed is \$140,000.00. Borrower/Purchaser agrees to pay the Loan Servicer an Assumption fee in the amount of \$935.00.

**Transfer of Escrow Funds to Borrower/Purchaser:**

Seller hereby assigns and transfers to Borrower/Purchaser all right, title and interest to all monies held on hand or forthcoming in the escrow account maintained by Loan Servicer for the periodic payment of real estate taxes, insurance premiums, and other applicable charges. In the event any refund is received of monies previously paid from the escrow account, the refund will be re-deposited into the account.

**Waiver of Due-on-Transfer Clause:**

Lender hereby waives any right to exercise the option to accelerate the debt with respect to this sale or transfer of the Property pursuant to the Security Instrument and releases Gerald & Pamela Revell from all obligations under the Security Instrument and the Note. This waiver is made solely for the benefit of Gerald & Pamela Revell and is not a waiver by Lender of any rights under the Note and Security Instrument in the event of any subsequent sale or transfer of the Property.

EXECUTED as of the day and year first written above.

Seller Signature: Gerald Revell  
Gerald Revell

Seller Signature: Pamela Revell  
Pamela Revell

Seller Signature: \_\_\_\_\_

Borrower/Purchaser Signature: Shannon Coursey  
Shannon Coursey

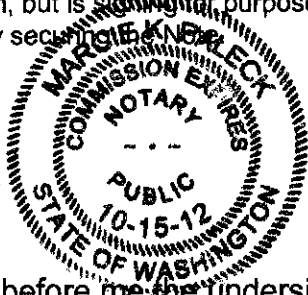
Borrower /Purchaser Signature: \_\_\_\_\_

Borrower/Purchaser Signature: \_\_\_\_\_

Non – Purchasing Spouse Signature: \_\_\_\_\_

The undersigned is not obligated to repay the loan, but is signing for purposes of consenting to Note Holder's Security Instrument on the Property security instrument.

State of WASHINGTON  
County of SKAGIT

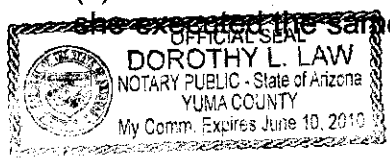


On November 13, 2009, before me the undersigned, personally appeared SHANNON COURSEY known to me (or proved on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/ ~~she~~ executed the same.  
RESIDING IN MOUNT VERNON

Notary Public: Marcie K. Paleck  
Expiration date October 15 2012

State of ARIZONA  
County of YUMA

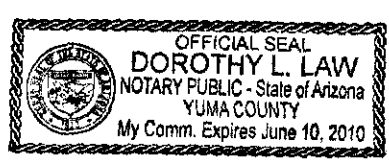
On November 16, 2009, before me the undersigned, personally appeared Gerald Revell known to me (or proved on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/ ~~she~~ executed the same.



Notary Public: Dorothy L. Law  
Expiration date 6-10-10

State of ARIZONA  
County of YUMA

On NOVEMBER 16, 2009, before me the undersigned, personally appeared Pamela Revell known to me (or proved 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 executed the same.



Notary Public: Dorothy L. Law  
Expiration date 6-10-10



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PLEASE DO NOT WRITE BELOW BAC HOME LOANS SERVICING, LP

BAC Home Loans Servicing, LP, signing for Itself, Note Holder, and Mortgage Electronic Registration System, INC.

By: \_\_\_\_\_  
Its: \_\_\_\_\_, Qualified Assumptions

Notary Acknowledgment  
State of Texas  
County of Collin

On \_\_\_\_\_, before me personally  
appeared \_\_\_\_\_ for BAC Home  
Loans Servicing, LP, a Texas Limited Partnership, personally known to me to be  
the person whose name is subscribed to the within instrument and acknowledged  
to me that she executed the same in her authorized capacity, and that by her  
signature on the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.  
WITNESS MY HAND AND OFFICIAL SEAL

Signature \_\_\_\_\_



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# EXHIBIT "A"

LOT 7, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 9 OF PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON



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