



201007060127

Skagit County Auditor

7/6/2010 Page

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4 10:13AM

THIS INSTRUMENT PREPARED BY:
Karla Price - PNC Mortgage
A division of PNC Bank, NA
3232 Newmark Drive
Miamisburg, OH 45342
AFTER RECORDING RETURN TO:
Old Republic Title
ATTN: Post Closing-Recording
530 South Main Street, Suite 1031
Akron, OH 44311-4423

WHEN RECORDED RETURN TO:

Old Republic Title
Attn: Referral Desk
530 South Main Street
Suite 1031
Akron, OH 44311-4423

01-11022097-01T

LAND TITLE OF SKAGIT COUNTY

106651-P

Freddie Mac Loan Number 0968824250
Servicer Loan Number 0002283389

BALLOON LOAN MODIFICATION

(Pursuant to the Terms of the Balloon Note Addendum and Balloon Rider)

TWO ORIGINAL BALLOON LOAN MODIFICATIONS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE BALLOON NOTE, AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED.

This Balloon Loan Modification ("Modification"), entered into effective as of the 22nd day of June, 2010 between PHILIP E SHAMA, AS HIS SEPARATE PROPERTY ("Borrower(s)") and PNC Mortgage, a division of PNC Bank, NA ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated June 3, 2003, securing the original principal sum of U.S., \$152,000.00, and recorded in Document 200306030052, of the Records of Skagit County, Washington; and (2) the Balloon Note bearing the same date as, and secured by, the Security Instrument ("Note") which covers the real and personal Property described in the Security Instrument and defined in the Security Instrument as the "Property", located at 3625 Shoshone Drive, Mount Vernon, Washington 98273, the real property described being set forth as follows:

SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID NUMBER: 340421-1-004-0401

To evidence the election by the Borrower of the (Conditional Right to Refinance) (Conditional Modification and Extension of Loan Terms) as provided in the Balloon Note Addendum and Balloon Rider and to modify the terms of the Note and Security Instrument in accordance with such election, Borrower and Lender agree as and follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The Borrower is owner and occupant of the Property.
2. As of July 1, 2010, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$124,128.45.
3. 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 a yearly rate of 5.125% beginning July 1, 2010. The Borrower promises to make monthly payments of principal and interest of U.S. \$766.57, beginning on the 1st day of August, 2010, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on July 1, 2033 (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date.

MULTISTATE BALLOON LOAN MODIFICATION-Single Family-Freddie Mac UNIFORM INSTRUMENT FORM 3293(3/97)

Initials

B

ab

The Borrower will make such payments at PNC Mortgage, P.O. Box 54828, Los Angeles, CA 90054-0828, or at such other place as the Lender may require.

4. The Borrower will comply with all other covenants, agreements, and requirements of the Note and 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; however, all the terms and provisions of the Balloon Note Addendum and Balloon Rider are forever canceled, null and void, as of the maturity date of the Note.

5. Nothing in this Modification 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 the Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.

(To be signed by all Borrowers, endorsers, guarantors, sureties, and other parties signing the Balloon Note.)

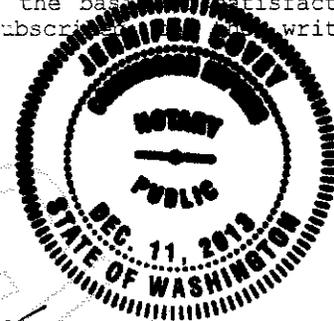
BORROWERS

Philip E Shama

PHILIP E SHAMA

County of Skagit
State of Washington

On this the 16th day of June, 2010, before me, the undersigned Notary Public, personally appeared PHILIP E SHAMA, proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) was/were subscribed to the written instrument, and acknowledged that he/she/they executed it.
WITNESS my hand and official seal.



Dec. 11, 2013
My commission expires

Jennifer Covey

Notary Public,



201007060127
Skagit County Auditor

LENDER/CORPORATION

Mary Beth Criswell

Mary Beth Criswell
Vice President

Dianna L. Faulk

Dianna L. Faulk
Authorized Manager/Supervisor

Corporation-

State of Ohio

County of Montgomery

On this 23rd day of June, 2010, before me the undersigned Notary Public, personally appeared Mary Beth Criswell and Dianna L. Faulk who acknowledged themselves to be the Vice President, and Manager/Authorized Signer, of PNC Mortgage, a division of PNC Bank, NA, a corporation, and that they are such Vice President and Manager/Authorized Signer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Vice President and Manager/Authorized Signer.

In witness whereof, I hereunto set my hand and official seal.

March 11, 2014
My commission expires

Tracy A. T. Dinning
~~Tracy A. T. Dinning~~, Notary Public
Tracy A. T. Dinning



TRACY A.T. DINNING, Notary Public
In and for the State of Ohio
My Commission Expires March 11, 2014



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Skagit County Auditor

Lot 3 of Short Plat No. MV-4-89, approved December 18, 1989 and recorded December 18, 1989, under Auditor's File No. 8912180046 in Book 8 of Short Plats, Page 200, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

(Handwritten mark)



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200306030052
Skagit County Auditor

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