



201105100060

Skagit County Auditor

5/10/2011 Page

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7 4:01PM

Return Address:

GUILD Mortgage
Assumption dept
6898 Copley Dr 4th Fl
San Diego CA 92111

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. ASSUMPTION AGREEMENT 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document 200912030064

Grantor(s) Exactly as name(s) appear on document

1. Pedro V LOPEZ 68
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. VERONICA D. LOPEZ
2. GUILD MORTGAGE

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 10, Homplace

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
assigned P 83537

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After recording please returned to:

GUILD MORTGAGE COMPANY
ATTN: Assumption Department
5898 Copley Dr. Fourth Floor
San Diego, CA 92111

Re: 892-1000154/LGG02-0154-F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSUMPTION AGREEMENT

This agreement is made on April 8, 2011, between PEDRO V. LOPEZ (Seller), and VERONICA D. LOPEZ (Buyer), and Guild Mortgage Company (Lender), who agree as follows:

1. This agreement is executed in contemplation of the following facts and circumstances:

A. Seller is indebted to Lender, as evidenced by that certain promissory note (the Note), dated November 13, 2009, in the original principal amount of \$202,268.00 bearing the interest at the rate of 5.000% per annum and payable in monthly installments of \$1,085.82 each on the first day of each month.

B. The Note is secured by a Deed of Trust (the Deed of Trust) recorded on December 3, 2009, Instrument No. 200912030064 in the official records of the County of Skagit, State of Washington, which encumbers certain real property (the Real Property) commonly known as 912 South 21st Place Mount Vernon, WA. 98274 and more particularly described in the Deed of Trust.

C. Seller desires to sell and Buyer desires to purchase the Real Property and to assume the Note.

2. Buyer assumes and agrees to pay the indebtedness and shall hereafter perform all the provisions and conditions provided for in the Note and the Deed of Trust. Each of the parties acknowledge that as of the date of this agreement the outstanding principal balance of the Note is \$198,051.47, subject to payment of all checks in process of collection.

3. Buyer acknowledges that Lender has heretofore made all disclosures to Buyer required under the Consumer Credit Protection Act of 1968 and Regulation "Z" (Title 12, Part 226, Code of Federal Regulations).

4. Seller relinquishes and transfers to Buyer any interest that they may have in any monies held by Lender for the purpose of application to taxes, assessments, insurance premiums or for any other purpose for which deposits are required by Lender (Impounds).



5. Buyer assumes all liability for the payment to Lender of all impounds to the Real Property which heretofore have not been paid by Seller to the Lender and shall continue to make such monthly deposits for such purposes as are required by Lender from time to time.

6. Lender consent. Lender hereby consents to the sale and transfer of property to the Buyers by Seller, hereby accepts Buyer as its obligor, and shall amend its records to indicate the transfer of such indebtedness from the name of Seller to the name of Buyer, and Lender shall henceforth in all respects treat Buyer as its borrower.

7. Lender Release. The line checked pertains to this transaction:

FHA: No credit qualification took place, the Seller and Buyer will remain liable individually and jointly, for any default for a period of 5 years following the assumption. Upon expiration of the 5 year period, only the buyer shall be liable for any default on the mortgage unless the mortgage is in default at the time of expiration of the 5 years.

FHA: A credit qualification took place, the Lender releases the Seller(s) and the Buyer(s) assumes all liability.

FNMA/FHLMC: Lender releases Seller from all obligations or liabilities under such Note or (Deed of Trust, Mortgage).

CONVENTIONAL: Lender releases Seller from all obligations or liabilities under such Note or (Deed of Trust, Mortgage).

OTHER:

8. Buyer acknowledges and agrees that nothing contained in this agreement shall be deemed or construed to amount to a satisfaction or release in whole or in part of the Note and/or the Deed of Trust (or the Real Property from the lien thereof), or to impair any right or remedy which Lender has or may hereafter have under the Note and/or Deed of Trust.

9. This agreement contains the entire agreement of the parties hereto and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in the agreement which have not been fully expressed herein.

10. This agreement shall insure to the benefit of and be binding upon the assigns, heirs, successors-in-interest and personal representatives of each of the parties hereto.



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SELLER(S)

Pedro V. Lopez
Pedro V. Lopez

4/18/11
Date

Date

ACKNOWLEDGEMENT OF SELLER(S)

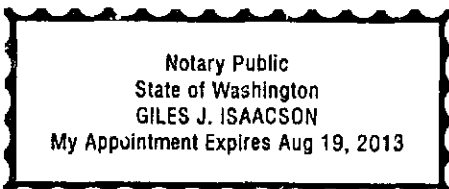
State of Washington
County of GRAYS

On 04/18/2011, before me, GILES J. ISAACSON, notary public, personally appeared, PEDRO V. LOPEZ who 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 signatures (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary



201105100060
Skagit County Auditor

LENDER

Guild Mortgage Company

Rhona M. Kaninau

Rhona M. Kaninau
Senior Vice President

04/27/11

Date

ACKNOWLEDGEMENT OF LENDER

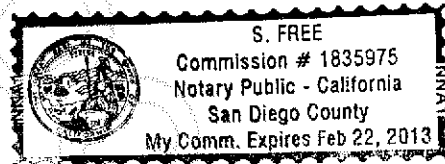
State of California
County of San Diego

On APR 27 2011 before me, S. Free, Notary Public, personally appeared Rhona M. Kaninau, who 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 signatures (s) on the instrument the person (s) , or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *S. Free* (Seal)
S. Free



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Loan No: 892-1000154

LOPEZ

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1
LOT 10, HOMEPLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF
PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN
SKAGIT COUNTY, WASHINGTON.

Wf 5/13/11



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