



201106140029

Skagit County Auditor

6/14/2011 Page 1 of 7 12:09PM

Return Address:

EPIC REAL ESTATE SOLUTIONS
2000 CLIFF MINE ROAD SUITE 500
PITTSBURGH PA 15275

LAND TITLE OF Skagit County

139025-S

Document Title(s) (for transactions contained therein): 1. LOAN MODIFICATION AGREEMENT 2. 3. 4.
Reference Number(s) of Documents assigned or released: (on page of documents(s)) 200607100178
Grantor(s) 1. JEFFREY M WOOD 2. APRIL J WOOD 3. 4.
Additional Names on page of document.
Grantee(s) 1. WEBSTER BANK NA 2. 3. 4.
Additional Names on page of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) PTN SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ 13-35-4 E W.M.
Additional legal is on page of document.
Assessor's Property Tax Parcel/Account Number P36411
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Return To:
Epic Real Estate Solutions
2000 Cliff Mine Road, Suite 500
Pittsburgh, PA 15275

LOAN MODIFICATION AGREEMENT
(Providing for Step Interest Rate)

Loan Number: **0653400280**

This Loan Modification Agreement ("Agreement"), made this **30th** day of **March**, 2011, between

Jeffrey M. Wood and April J. Wood

("Borrower") and

Webster Bank, N.A.
609 West Johnson Ave. Cheshire, CT 06410

("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), Dated **6/30/2006** and recorded in the County Records of **Skagit** County, in Instrument Number **200607100178**, 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:

**1102 N Township Street
Sedro Woolley, WA 98284**

the real property described being set forth as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, AS EXHIBIT 'A'

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

**MULTISTATE LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae
Uniform Instrument Form 3179 1/01 (rev. 6/06) - Providing For Fixed Interest
Rate; & Amended to include Notary Acknowledgments and/or other
recording information**

D13550 Rev. 07/08



201106140029

Skagit County Auditor

1. As of **May 1, 2011**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **64,412.88**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
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 an annual interest rate and Borrower promises to pay monthly payments of principal and interest in U.S. dollars on the same day of each succeeding month according to the following schedule until principal and interest are paid in full:

INTEREST RATE CHANGE DATE	INTEREST RATE	NUMBER OF MONTHLY PRINCIPAL & INTEREST PAYMENTS DUE STARTING ON	MONTHLY PRINCIPAL & INTEREST PAYMENT AMOUNT
5/1/2011	3.00 %	12 monthly principal & interest payments starting on May 1, 2011	\$ 271.57
5/1/2012	4.75 %	12 monthly principal & interest payments starting on May 1, 2012	\$ 334.15
5/1/2013	6.125 %	336 monthly principal & interest payments starting on May 1, 2013	\$ 386.48

If on **April 1, 2041** (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.

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 the 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 Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the 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:

MULTISTATE LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae Uniform Instrument Form 3179 1/01 (rev. 6/06) - Providing For Fixed Interest Rate; & Amended to include Notary Acknowledgments and/or other recording information

D13550 Rev. 07/08



**201106140029
Skagit County Auditor**

- UNIFORM INSTRUMENT
- 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. Borrower understands and agrees that

- a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- c) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.
- d) 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.
- e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- f) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

SIGNATURE PAGES FOLLOW.

MULTISTATE LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae
Uniform Instrument Form 3179 1/01 (rev. 6/06) - Providing For Fixed Interest
Rate; & Amended to include Notary Acknowledgments and/or other
recording information

D13550 Rev. 07/08



201106140029
Skagit County Auditor

Jeffrey M. Wood

Jeffrey M. Wood -Borrower

(Seal)

April J. Wood

April J. Wood -Borrower

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

BORROWER ACKNOWLEDGMENT

State of: *Washington*

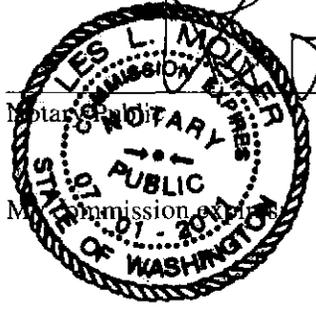
County of: *Skagit*

This instrument was acknowledged before me on the *5th* day of *April*, 2011 by,

Jeffrey M and April J. Wood who acknowledge it was executed for the purposes therein contained.

L. Moller

Notary Public



7/1/11

MULTISTATE LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae
Uniform Instrument Form 3179 1/01 (rev. 6/06) - Providing For Fixed Interest
Rate; & Amended to include Notary Acknowledgments and/or other
recording information

D13550 Rev. 07/08



201106140029
Skagit County Auditor

[Signature] (Seal)
-Lender, WEBSTER BANK, N.A.

Print Name: Marvin P. Mendoga

Print Title: AVP, Loss Mitigation

LENDER ACKNOWLEDGMENT

State of: CT

County of: New Haven

This instrument was acknowledged before me on the 11th day of April, 2011 by,

Marvin P. Mendoga, AVP Loss Mitigation (Name and Title) as ~~Attorney in Fact~~ for
WEBSTER BANK, N.A.

[Signature]
Notary Public KIRSKNEEDAN

My commission expires: 8/31/2011

MULTISTATE LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae
Uniform Instrument Form 3179 1/01 (rev. 6/06) - Providing For Fixed Interest
Rate; & Amended to include Notary Acknowledgments and/or other
recording information

D13550 Rev. 07/08



201106140029
Skagit County Auditor

Schedule "A-1"

139025-S

DESCRIPTION:

The North 100 feet of the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M., EXCEPT the as built and existing State Highway No. 9 running along the East line thereof.

Situate in the County of Skagit, State of Washington.



201106140029
Skagit County Auditor