



201301110142
Skagit County Auditor

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WHEN RECORDED RETURN TO:

**GUILD MORTGAGE COMPANY
ATTN: LOSS MITIGATION DEPT.
P.O BOX 85304
SAN DIEGO CA 92186-5304**

**GUARDIAN NORTHWEST TITLE CO.
101587**

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GUILD# GPM001316V/820-1001316
MERS MIN#: 100019982010013163

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 19th day of December, 2012, between DOUG SNAVELY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY ("Borrower") and Guild Mortgage Company ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated April 18, 2011 and recorded in Book or Liber May 2, 2011, at instrument number 201105020070, of official SKAGIT County, Washington, 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 809 COSGROVE STREET, MOUNT VERNON, WASHINGTON 98273 the real property described being set forth as follows:

LOT 5 AND 7, BLOCK 11, "BEHREN'S & MOODY'S ADDITION TO WEST MR. VERNON, SKAGIT CO. WASH." AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

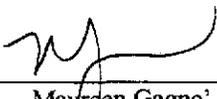
In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of December 1, 2012 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$126,203.33 consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
2. 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 the yearly rate of 3.875%, from December 01, 2012. The Borrower promises to make monthly payments of principal and interest of U.S. \$593.45, beginning on the 1st day of January, 2013 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on December 1, 2042(the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

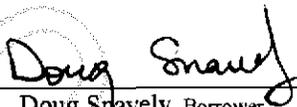
3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The borrower also will comply with all other covenants, agreements, and requirements of 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, 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: and
 - b) all terms and provisions of any adjustable rate rider 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 the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.



By: **Maureen Gagne** (Seal)
Vice President Lender
Guild Mortgage Company



Doug Snavelly, Borrower (Seal)

[Space Below This Line For Acknowledgments]



201301110142
Skagit County Auditor

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 12/28/12, before me, Christine Anderson, notary public, personally appeared Maureen Gagne, 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 signature(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.

Christine Anderson
signature of notary

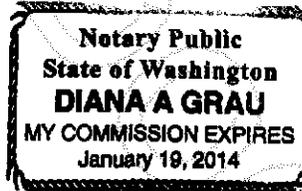


STATE OF WASHINGTON
COUNTY OF SKAGIT *Snohomish*

On Dec 26, 2012, before me, Diana A Grau, notary public, personally appeared Doug Snavelly, 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Diana A Grau
signature of notary



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