



201309160049

Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Skagit County Auditor

\$128.00

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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 <u>must</u> be filled in) SUBORDINATE MORTGAGE
Reference Number(s) of related Documents: Additional reference #'s on page _____ of document
Grantor(s) (Last name, first name, initials) KOOY, LOREN B KOOY, MARTINA J Additional names on page _____ of document.
Grantee(s) (Last name first, then first name and initials) SECRETARY OF HOUSING AND URBAN DEVELOPMENT Additional names on page _____ of document.
Trustee
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) PTN SW 1/4 NW 1/4, 1-35-4 E W.M. Additional legal is on page <u>7</u> of document.
Assessor's Property Tax Parcel/Account Number 350401-2-002-0206 (P35509) <input type="checkbox"/> Assessor Tax # not yet assigned
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. USR / 79024901

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Tammy Sorbo

Signature of Requesting Party

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Recording Requested By:
Ocwen Loan Servicing, LLC

When Recorded Return to:

Ocwen Loan Servicing, LLC
Attention: Loss Mitigation
3700 J Street SW
Suite 555
Cedar Rapids, IA 52404

Loan Number: 0602068499

FHACaseNo. FR_5618574811703

----- {Space above this line for recording data} -----

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **August 19, 2013**. The Mortgagor is **LOREN B KOOY MARTINA J KOOY**, whose address is **22447 GRIP ROAD SEDRO WOOLLEY WA 98284** ("Borrower"). This Security is given to the Secretary of Housing and Urban Development, whose address is 451 Seventh Street, SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of **ONE THOUSAND FOUR HUNDRED EIGHTY FOUR DOLLARS AND SEVENTY TWO CENTS (U.S. \$1,484.72)**. This debt is evidenced by Borrower's note dated the same date as this Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **August 01, 2043**. This Security Instrument secures Lender: (a) the repayment of all the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums with interest advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale the following described property located in **SKAGIT County, WA**:

See attached Legal Description

Which has the address of **22447 GRIP ROAD SEDRO WOOLLEY WA 98284** ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.



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THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal. Borrower shall pay when due the principal of the debt evidenced by the Note.
2. Borrower Not Released: Forbearance By Lender Not a Waiver. Extension of the time of payment of the sum secured by this Security Instrument granted by Lender to any successor in the interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in the interest. Lender shall not be required to commence proceedings against any successors in the interest or refuse to extend time for payment of otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in the interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
3. Successors and Assigns Bound; Joint and Several Liability: Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sum secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument of the Note without that Borrower's consent.
4. Notices. Any notices to Borrower provided for in this Security Instrument shall be given by delivering it by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 20410 or any address Lender designates by notice to Borrower or Lender when given as provided in this paragraph.
5. Governing Law: Severability. This Security Instrument shall be governed by Federal Law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
6. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:



7 Acceleration: Remedies.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the Paragraph 7 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.

UNOFFICIAL DOCUMENT



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BY SIGNING, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witness

Signature Kay S. Brown

Print Kay S. Brown

Signature Valerie J. Lee

Print Valerie J. Lee

 (Seal)
LOREN B KOOY
Borrower

Witness

Signature Kay S. Brown

Print KAY S. Brown

Signature Valerie J. Lee

Print Valerie J. Lee

 (Seal)
MARTINA J KOOY
Borrower

Witness

Signature _____

Print _____

Signature _____

Print _____

Borrower

Witness

Signature _____

Print _____

Signature _____

Print _____

Borrower

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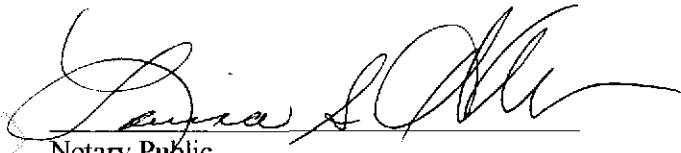


BORROWER ACKNOWLEDGMENT

State of Washington
County of Skagit

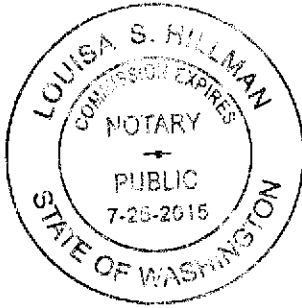
On this 23 day of August, 2013 before me, the undersigned, a Notary Public in and for said county and state, personally appeared LOREN B KOOY MARTINA J KOOY, personally known to me or identified to my satisfaction to be the person(s) who executed the within instrument, and they duly acknowledged that said instrument is their act and deed, and that they, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

Witness my hand and official seal.



Notary Public

My Commission Expires: July 25, 2015



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LEGAL DESCRIPTION
EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the North $\frac{1}{16}$ corner between Sections 1 and 2 of Township 35 North, Range 4 East, W.M.;
thence South along said Section line 200 feet in distance to the true point of beginning;
thence continuing South along same section line 200 feet in distance;
thence East 200 feet in distance;
thence North 200 feet in distance;
thence West 200 feet in distance to point of beginning consisting of one acre, more or less, EXCEPT the West 20 feet for County road right of way.

TOGETHER WITH that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence Southerly along the West line thereof 400 feet to the Southwest corner of a tract of land conveyed to Rodney B. Hayes, by Deed recorded under Auditor's File No. 824163, said point being the true point of beginning;
thence East 200 feet to the Southeast corner of said Hayes Tract;
thence Southerly parallel to the West line of said subdivision 50 feet;
thence West parallel to the South line of said Hayes Tract 200 feet to the West line of said subdivision;
thence Northerly along said West line 50 feet to the point of beginning,

EXCEPT the West 20 feet for County road right of way.

Situate in the County of Skagit, State of Washington.

A. P. N. : 35401-2-002-0206 (P35509)



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