

When recorded mail to: #8709664
First American Title
Loss Mitigation Title Services 30585.1
P.O. Box 27670
Santa Ana, CA 92799
RE: KNOX - PROPERTY REPORT



Skagit County Auditor \$84.00
4/3/2014 Page 1 of 13 11:38AM

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. Loan Modification
2. agreement
3. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page 1 of document

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

1. Christine J. Knox
2. _____

Additional names on page 1 of document.

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

1. Seterus, Inc.
2. _____

Additional names on page 1 of document.

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

LOT 9 and 10, Block 14, Northern
Pacific Addition to Anacortes

Additional legal is on page 6 of document.

Assessor's Property Tax Parcel/Account Number
assigned P58186

☐ 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 Return To:

This document was prepared by Seterus, Inc.

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L786E

Loan Number: 22106183
Investor Loan #: 1703472295

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 10th day of December, 2013, between CHRISTINE J KNOX ("Borrower") and Seterus, Inc. ("Servicer") Loan Servicer for the Lender, amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated March 15, 2007 and recorded in Book or Liber N/A, at page(s) N/A, Instrument Number 200703280045, of the SKAGIT Records of Skagit 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

2619 W 2ND ST, ANACORTES, WA 98221

the real property described being set forth as follows:

Property Legal Description - See Attached 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):

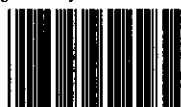
1. As of December 10, 2013, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$133,828.69, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

KNOX 22106183

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae

Contract Code DEA

age 1 of 3)



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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 the yearly rate of 4.625%, from December 01, 2013. Borrower promises to make monthly payments of principal and interest of U.S. \$612.44, beginning on the 1st day of January, 2014, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 4.625% will remain in effect until principal and interest are paid in full. If on December 01, 2053 (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.

Years	Interest Rate	Interest Rate Change Date	Monthly Principal and Interest Payment Amount	Payment Begins On	Number of Monthly Payments
1-40	4.625	12/01/2013	612.44	01/01/2014	480

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.

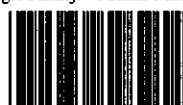
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums 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:

- (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.

KNOX 22106183

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae



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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) 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.
- (d) 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.
- (e) 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.




-Servicer

Regina Noxon

By: _____

(Seal)



Borrower
CHRISTINE J KNOX

Seterus, Inc.

MAR 05 2014

Authorized Signer



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KNOX 22106183

LOAN MODIFICATION AGREEMENT—Single Family—Fannie M

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ACKNOWLEDGEMENT

State of

Washington

County of

Skagit

On, 26th Feb 2014

before me, Kristin Nichols

, personally appeared

Christine Knox

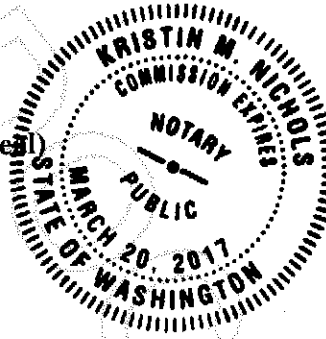
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



RE: CHRISTINE J KNOX

22106183

L786 - FNMA Modification Agreement



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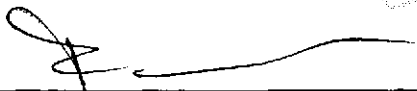
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State of Oregon

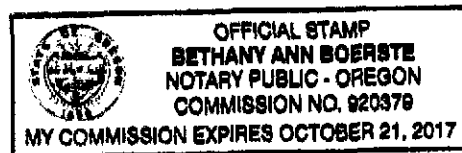
County of Washington

On 03/05/2014, before me, **Bethany Ann Boerste**, personally appeared **Regina Noxon, Authorized Signer of Seterus, Inc.**, 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.



Bethany Ann Boerste, Notary Public
State of Oregon



My commission expires on: October 21, 2017

Commission No. 920379



EXHIBIT A

LOTS 9 AND 10, BLOCK 104, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also Known As: 2619 W 2ND ST, ANACORTES, WA 98221

22106183 CHRISTINE J KNOX



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Skagit County Auditor

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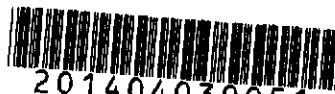
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EXHIBIT "B"
ESCROW AGREEMENT



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ESCROW AGREEMENT

This Escrow Agreement ("Agreement"), made on December 10, 2013 between CHRISTINE J KNOX ("Borrower") and Seterus, Inc. is entered into in connection with Borrower's promissory note dated March 15, 2007 ("Note"), and the Loan Modification Agreement dated December 10, 2013 between the parties ("Modification Agreement"), which is secured by the following real property ("Property").

2619 W 2ND ST
ANACORTES, WA 98221

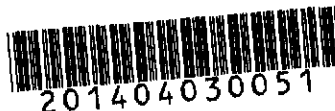
For valuable consideration, the parties agree as follows:

1. In addition to the regularly scheduled payments that Borrower is required to pay under the Modification Agreement, Borrower agrees to pay Seterus, Inc. an escrow payment in the amount of \$184.66 for deposit into an escrow account for necessary payments to be made by Seterus, Inc., including but not limited to, payments for property taxes and insurance. As permitted by the Real Estate Settlement Procedures Act and other applicable law, Seterus, Inc. may adjust the amount of the Escrow Payment. After notice of such adjustment, Borrower shall pay the adjusted Escrow Payment.
2. Each Escrow Payment shall be due on the same day(s) of the month as the regularly scheduled payments due under the Modification, commencing January 01, 2014.
3. In the event Escrow Payments are not made and Seterus, Inc. advances its own funds to make payments that should have been paid from Borrower's escrow account, such amounts will be added to Borrower's loan obligation under the Note.
4. Any failure to make an Escrow Payment when due shall be deemed to be a default under the Note and Modification Agreement and upon Borrower's failure to pay the Escrow Payment, Seterus, Inc. may exercise its rights under the Note and Modification Agreement.

ESCROW AGREEMENT



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5. Unless an agreement is made in writing or applicable law requires interest to be paid on the escrow account payments held by Seterus, Inc., Seterus, Inc. shall not be required to pay any interest or earnings on the payments held.

Seterus, Inc.

Christine J. Knox

Borrower

Christine J.
Knox

By: _____

Regina Noxon
Regina Noxon

Seterus, Inc.

MAR 05 2014

Authorized Signer

_____[Space Below This Line for Acknowledgments]_____



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ACKNOWLEDGEMENT

State of

Washington

County of

Skagit

On, 26th Feb 2014

before me, Kristin Nichols

, personally appeared

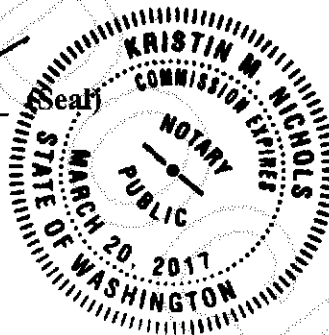
Christine Knox

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.

Signature

[Signature]



RE: CHRISTINE J KNOX

22106183

L789 - Escrow Agreement



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State of Oregon

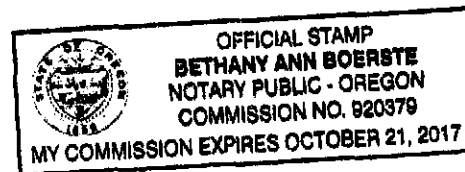
County of Washington

On 03/05/2014, before me, **Bethany Ann Boerste**, personally appeared **Regina Noxon, Authorized Signer of Seterus, Inc.**, 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.



Bethany Ann Boerste, Notary Public
State of Oregon



My commission expires on: October 21, 2017

Commission No. 920379



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ACKNOWLEDGEMENT

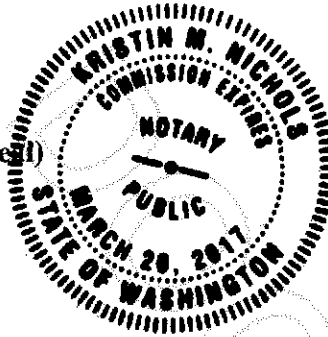
State of Washington
County of Skagit

On 26th of Feb, 2014 before me, Kristin Nichols Notary Public, personally appeared
Christine Knox, _____

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.

Signature *Christine Knox* (Seal)



RE: Knox, Christine J
22106183
Modification Document



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