



201705090044

Skagit County Auditor

\$77.00

5/9/2017 Page

1 of

5 11:50AM

When Recorded Mail To:

FAMS-DTO RECORDINGS
3 FIRST AMERICAN WAY
Santa Ana, CA 92707
Attn: LMTS

FAT Doc. No.: 10829164

County: SKAGIT

Document Title(s)

LOAN MODIFICATION AGREEMENT

Reference Number(s) of related documents:

201509160048

Additional Reference #'s on page 2

Grantor(s) (Last, First, and Middle Initial)

ROBERT Q JOHNSON SR AND TONI M JOHNSON

Additional Grantors on page 2

Grantee(s) (Last, First, and Middle Initial)

GUILD MORTGAGE COMPANY

Trustee(s)

Additional Grantees on page 2

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

LOT 1 OF CITY OF SEDRO WOOLEY

Complete legal on page 1

Assessor's Property Tax Parcel/Account Number

4173-000-006-0200

Additional parcel #'s on page 2

THE AUDITOR/RECORDER WILL RELY ON THE INFORMATION PROVIDED ON THIS FORM. THE RESPONSIBILITY FOR THE ACCURACY OF THE INDEXING INFORMATION IS THAT OF THE DOCUMENT PREPARER.

When recorded mail to #:10829164
FAMS-DTO Rec 
3 First American Way
Santa Ana, CA 92707
GUILD | 36185.1 | PR DOCS
RE: JOHNSON SR | NONE

[Space Above this Line for Recording Data]

GUILD# LFA011329V/860-1011329
VA LHG #: 464660806454
MERS MIN#: 100019986010113295
MERS# (888)679-MERS

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement (“Agreement”), made this 19TH day of April, 2017, between ROBERT Q JOHNSON, SR. AND TONI M JOHNSON, HUSBAND AND WIFE (“Borrower”) and Guild Mortgage Company, a California Corporation (“Lender”), and Mortgage Electronic Registration System, Inc. (“MERS”) as nominee for (“Lender”), its successors and assigns, amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the “Security Instrument”), dated September 4, 2015 and recorded in Book or Liber September 16, 2015 at instrument number 201509160048, of official County of SKAGIT, 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 1303 E STATE ST, SEDRO WOOLLEY, WASHINGTON 98284, the real property described being set forth as follows:

LOT 1, OF CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-05-96, AS APPROVED JUNE 24, 1996, AND RECORDED JULY 15, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 121, UNDER AUDITORS FILE NO. 9607150149, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 5 AND 6, STATE STREET ADDITION TO SEDRO. TAX ACCOUNT NO.: 4173-000-006-0200.

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):

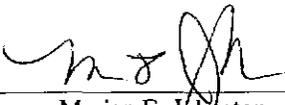
1. As of April 1, 2017 the amount payable under the Note and the Security Instrument (the “Unpaid Principal Balance”) is U.S. \$258,250.01 consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 4.625% from April 01, 2017. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,327.77 beginning on the 1st day of May, 2017 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on April 1, 2047(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: Marian E. Johnston (Seal) Lender
Vice President
Guild Mortgage Company


ROBERT Q. JOHNSON, SR. (Seal) Borrower


TONI M. JOHNSON (Seal) Borrower

_____ [Space Below This Line For Acknowledgments] _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 4-25-17 before me, MARIA INEZ PALOMERA, Notary Public, personally appeared Marian E. Johnston, 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.

Maria Inez Palomera
signature of notary

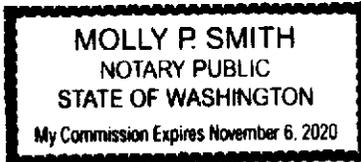


STATE OF WASHINGTON
COUNTY OF SKAGIT

On 4/20/2017 before me, Molly P Smith, Notary Public, personally appeared ROBERT Q JOHNSON, SR., 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.

WITNESS my hand and official seal.

Molly P Smith
signature of notary



STATE OF WASHINGTON
COUNTY OF SKAGIT

On 4/20/2017 before me, Molly P Smith, Notary Public, personally appeared TONI M JOHNSON, 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.

WITNESS my hand and official seal.


signature of notary

