



201712040101

Skagit County Auditor  
12/4/2017 Page

1 of 5 10:30AM \$78.00

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County: SKAGIT

**Document Title(s)**

LOAN MODIFICATION AGREEMENT

**Reference Number(s) of related documents:**

201504140114

Additional Reference #'s on page 2

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

KENDRA LONDON

Additional Grantors on page 2

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

GUILD MORTGAGE COMPANY

Additional Grantees on page 2

**Trustee(s)**

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE WEST LINE OF 13TH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON

Complete legal on page 4

**Assessor's Property Tax Parcel/Account Number**

PTN NE NW 29-34-4E W.M.

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: 11050960  
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GUILD M | 36185.1 | PR DOCS  
RE: LONDON | Standard

[Space Above this Line for Recording Data]

GUILD# LFB009014F/861-1009014  
FHA Case No. 566-1475756-703  
MERS MIN#: 100019986110090146  
MERS# (888)679-MERS

**LOAN MODIFICATION AGREEMENT**  
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 30<sup>th</sup> day of October, 2017, between KENDRA LONDON, AN UNMARRIED WOMAN ("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 April 10, 2015 and recorded in Book or Liber April 14, 2015 at Instrument Number 201504140114, 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 1515 S 13<sup>th</sup> ST, MOUNT VERNON, WASHINGTON 98274. the real property described being set forth as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

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 November 1, 2017 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$125,647.06 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 4.250% from November 1, 2017. The Borrower promises to make monthly payments of principal and interest of U.S. \$618.11 beginning on the 1<sup>st</sup> day of December, 2017 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on November 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)  
Vice President  
Guild Mortgage Company Lender

  
KENDRA LONDON, Borrower (Seal)

\_\_\_\_\_[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 11-27-17 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 10/31/17 before me, KATIE STRATFORD, Notary Public, personally appeared KENDRA LONDON, 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.

*Katie Stratford*  
signature of notary



## EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 500016239

That portion of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of 13th Street, as established in the City of Mount Vernon, 135 feet North of the South line of said Northeast Quarter of the Northwest Quarter;  
Thence West to the alley between 12th and 13th Streets;  
Thence North 50 feet;  
Thence East to the West line of 13th Street;  
Thence South 50 feet to the point of beginning.

Situated in Skagit County, Washington.