



201812050039

12/05/2018 11:57 AM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Company Name: RUTH RUHL, P.C.
Contact Name: Recording Department
Address: 12700 Park Central Drive, Suite 850
City/State: Dallas, Texas 75251

LOAN #: 0014777569

DOCUMENT TITLE: Loan Modification Agreement

REFERENCE NUMBERS OF RELATED DOCUMENTS:

Book/Liber: N/A

Page: N/A

Instrument No.: 200502140159

BETWEEN

GRANTOR(S):

1. Alyse J. Loomis aka Alyse J. Goodwin
- 2.
- 3.
- 4.

AND

GRANTEE: Boeing Employees Credit Union, by CENLAR, FSB as its Attorney in Fact

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
LOTS 15 AND 16, BLOCK 42, TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number(s): P74681

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C. and
Co-Counsel, The Law Office of Candace L.
Wilkerson

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Boeing Employees Credit Union
Loan No.: 0014777569

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 22nd day of October, 2018, between Alyse J. Loomis aka Alyse J. Goodwin, an unmarried woman

("Borrower")

and Boeing Employees Credit Union, by CENLAR, FSB as its Attorney in Fact

("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Timely Payment Rewards Rider, if any, in the original loan amount of U.S. \$ 225,000.00 and dated February 1st, 2005, recorded February 14th, 2005, and recorded in Book/Liber N/A, Page N/A, Instrument No. 200502140159, of the Official Records of Skagit County, Washington, and further assigned to Lender and recorded on N/A, in Book N/A, Page N/A, Instrument No. N/A

(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 18366 S. Westview Blvd, Mount Vernon, Washington 98273,

Loan No.: 0014777569

the real property described being set forth as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT "B" 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 October 1st, 2018, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 161,075.35, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

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 5.500%, from October 1st, 2018. Borrower promises to make monthly payments of principal and interest of U.S. \$ 964.63, beginning on the 1st day of November, 2018, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on March 1st, 2045, Borrower still owes amounts under this modification agreement, Borrower will pay these amounts in full on that date, which is called the ("Maturity Date"). The Borrower will make such payments at:

Boeing Employees Credit Union
425 Phillips Blvd.
Ewing, NJ 08618

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, the 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 specified date 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

Loan No.: 0014777569

(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.

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.

Loan No.: 0014777569

Boeing Employees Credit Union, by
CENLAR, FSB as its Attorney in Fact -Lender

11.6.18
-Date

By: 
Francine Bryant
2nd Vice President
Its: _____

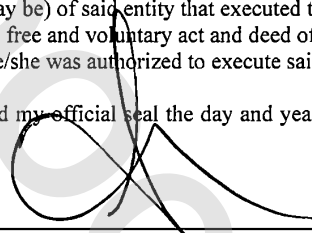
LENDER ACKNOWLEDGMENT

State of NS §
County of Mercer § ss.:
§

On this 6 day of Nov., 2018, before me personally appeared FRANCINE BRYANT to me known to be the (president, vice-president, secretary, treasurer, or other authorized officer or agent, as the case may be) of said entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the seal of said entity.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal)



(Signature)

Atia Kinard

Notary Public
(Title of Office)

Camden County

(Place of Residence of Notary Public)

ATIA KINARD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 28, 2021
ID# 50048570

EXHIBIT APARCEL "A":

Lots 15 and 16, Block 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT therefrom that 40 foot strip conveyed to Skagit County for road purposes by deed recorded July 14, 1941, under Auditor's File No. 341750, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Southwesterly end of said lots as would attach by operation of law.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Baxter A. Sims and Beverley Sims, husband and wife, by Deed recorded May 25, 1989, under Auditor's File No. 8905250070.

Situate in the County of Skagit, State of Washington.

Tax ID #:

P74681

Exhibit "B"

Loan No.: 0014777569

**LOAN MODIFICATION AGREEMENT
BANKRUPTCY DISCLOSURE ADDENDUM**

THIS LOAN MODIFICATION AGREEMENT BANKRUPTCY DISCLOSURE ADDENDUM is made this 22nd day of October, 2018, and is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date, given by the undersigned (the "Borrower") which modifies Borrower's Note and Security Instrument to Boeing Employees Credit Union, by CENLAR, FSB as its Attorney in Fact

(the "Lender")

and covers the Property located at:

18366 S. Westview Blvd, Mount Vernon, Washington 98273
[Property Address]

In addition to the covenants and agreements made in the Loan Modification Agreement, the Borrower and Lender covenant and agree as follows:

1. Borrower has filed for a Chapter 13 bankruptcy and, Lender's final approval of the Loan Modification Agreement is contingent upon approval of the Loan Modification Agreement by the bankruptcy court.
2. Borrower will seek a discharge in a Chapter 13 bankruptcy proceeding AFTER the execution of Loan Modification Agreement;
3. Borrower understands and acknowledges that Borrower has had an opportunity to consult an attorney of Borrower's own choosing before Borrower executed the Loan Modification Agreement and this Loan Modification Agreement Bankruptcy Disclosure Addendum, and Borrower has either consulted with an attorney or has declined the opportunity to consult with an attorney.

Except as otherwise specifically provided in this Loan Modification Agreement Bankruptcy Disclosure Addendum, the terms of the Loan Modification Agreement will remain unchanged and in full effect.


Alyse J. Loomis aka Alyse J. Godwin -Borrower

-Borrower

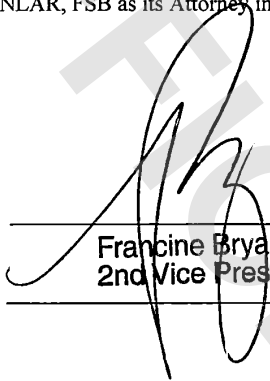
-Borrower

-Borrower

Loan No.: 0014777569

Boeing Employees Credit Union, by
CENLAR, FSB as its Attorney in Fact -Lender

1/6/18
-Date

By: 
Francine Bryant
2nd Vice President

Its: _____