

POOR ORIGINAL

**After Recording Return To:**

Peoples Bank  
ATTN: Construction Loan Desk 7100  
P.O. Box 233  
Lynden, WA. 98264  
360-354-7225

[Space Above This Line For Recording Data]

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

MIN #:1001359-0007018629-8

This Loan Modification Agreement ("Agreement"), made this 15th day of April, 2020, between Tamaris Mignogna Campbell and Jason Daniel Krapf ("Borrower") and Peoples Bank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated June 13, 2019 and recorded on June 16, 2019 under recording No. 201906190101, Records of Skagit County, Washington. (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: 5621 Paradise Lane, Anacortes, WA 98221 located in Skagit County.

The real property described being set forth as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

APN #: P31433 / 350112-1-005-007

Tax Parcel #: P31433 / 350112-1-005-007

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 15, 2020, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$215,698.39 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 3.50%, from May 1, 2020. Borrower promises to make monthly payments of principal and interest of U.S. \$968.58, beginning on the 1st day of June 2020 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.50% will remain in effect until principal and interest are paid in full. If on May 1, 2050 (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.
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; 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. 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.
- (f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging ☐.

  
Peoples Bank (Katrina Ebert) -Lender

 4/15/20  
Tamaris Mignogna Campbell -Borrower

By: Katrina Ebert  
Katrina Ebert - Print

 4-15-20  
Jason Daniel Krapf -Borrower

4-15-20  
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

STATE OF WASHINGTON )

) ss.

COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that Tamaris Mignogna Campbell is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 04/15/2020Notary Signature: Meagan SchwabPrint Notary Name: Meagan SchwabNotary Public in and for the State of Washington residing at: Mount VernonMy appointment expires: 12/07/2021

STATE OF WASHINGTON )

) ss.

COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that Jason Daniel Krapf is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 04/15/2020Notary Signature: Meagan SchwabPrint Notary Name: Meagan SchwabNotary Public in and for the State of Washington residing at: Mount VernonMy appointment expires: 12/07/2021

STATE OF WASHINGTON )

) ss.

COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that Katrina Ebert is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 04.16.2020Notary Signature: Meagan SchwabPrint Notary Name: Meagan SchwabNotary Public in and for the State of Washington residing at: Mount VernonMy appointment expires: 12/07/2021

## ALTA COMMITMENT

Title Order No.: 02-172338-SE

## EXHIBIT A

PARCEL "A":

Lot 2, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East, W.M.

TOGETHER WITH that portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East, W.M. (being a portion of the vacated plat of Queen Anne Addition to North Anacortes), described as follows:

Beginning at the Southwest corner of the Northeast ¼ of said Section 12;  
thence North along the North-South Section 12 centerline 696.82 feet;  
thence South 89°11'40" East, 801.47 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037, and the true point of beginning;  
thence continuing South 89°11'40" East 142.15 feet;  
thence through a curve to the left, which radius point bears South 71°20'08" West 45 feet, with a central angle of 70°31'48", length of 55.40 feet to the Southeast corner of Lot 1 of said Short Plat;  
thence North 89°11'40" West, 99.72 feet;  
thence South 0°48'20" West, 30.00 feet to the true point of beginning.

ALSO TOGETHER WITH a tract of land situate in the Northeast ¼ of Section 12, Township 35 North, Range 1 East, W.M., being a portion of Lot 2 of Skagit County Short Plat No. 95-038 by that instrument prepared for Jami J. Simac dated March 23, 1996 and recorded June 11, 1996 under Auditor's File No. 9606110052, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington;  
thence North 1°04'04" East along the most Easterly line of said Lot 2 of Skagit County Short Plat No. 95-038, a distance of 20.00 feet;  
thence North 88°41'45" West along a line drawn parallel to and 20 feet distant when measured at right angles to the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.33 feet;  
thence South 0°57'14" West, a distance of 20.00 feet to the mid point of the North line of Lot 2 of said Fohn Short Plat No. 95-037;  
thence South 88°41'45" East along the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.29 feet to the point of beginning, containing 0.095 acres.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

ALTA Commitment for Title Insurance

**ALTA COMMITMENT**Title Order No.: **02-172338-SE****EXHIBIT A**PARCEL "A" continued:

EXCEPTING THEREFROM a tract of land situate in the Northeast  $\frac{1}{4}$  of Section 12, Township 35 North, Range 1 East, W.M., being a portion of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared for Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington, , described as follows:

Beginning at the Northwest corner of Lot 2 of said Fohn Short Plat No. 95-037;  
thence South  $0^{\circ}50'23''$  West along the West line of said Lot 2, a distance of 20.00 feet;  
thence South  $88^{\circ}41'45''$  East along a line parallel to and 20 feet distant when measured at right angles to the North line of said Lot 2, a distance of 206.24 feet;  
thence North  $0^{\circ}57'14''$  East, a distance of 20.00 feet to the mid point of the North line of said Lot 2;  
thence North  $88^{\circ}41'45''$  West along the North line of said Lot 2, a distance of 206.29 feet to the point of beginning, and containing 0.095 acres.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over, under and across Tract X (Paradise Lane) as shown on Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 12, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

ALTA Commitment for Title Insurance