

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 #:1001359-0007021924-8

This Loan Modification Agreement ("Agreement"), made this 26th day of January, 2021, between Tanner McCoy ("Borrower") and Peoples Bank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated March 2, 2020 and recorded on March 9, 2020 under recording No. 202003090109, 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: 7753 Kathy Lane, Sedro Woolley, WA 98284 located in Skagit County.

The real property described being set forth as follows:

PARCEL "A":

Parcel "E" of Short Plat No. 96-0088, approved October 26, 1998, recorded October 29, 1998, in Book 13 of Short Plats, pages 180 and 181, under Auditor's File No. 9810290053, records of Skagit County, Washington, and being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as established by instrument recorded September 17, 1998, under Auditor's File No. 9809170048, records of Skagit County, Washington, and further extended over and across a '30 foot driveway easement' as shown on said Short Plat.

Situate in the County of Skagit, State of Washington.

Tr E, SP 96-0088, AF #9810290053; being a Ptn SW ¼ SE ¼, 11-35-4 E.W.M.
APN #: P113726 / 350411-4-004-0500

Tax Parcel #: P113726 / 350411-4-004-0500

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 January 26, 2021, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$296,120.98, 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 2.750%, from February 01, 2021. Borrower promises to make monthly payments of principal and interest of U.S. \$1,208.89, beginning on the 1st day of March 2021, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 2.750% will remain in effect until principal and interest are paid in full. If on February 01, 2051 (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.

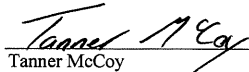
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums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

Rachel Rinehart for Peoples Bank-Lender


Tanner McCoy -Borrower

By: 
Rachel Rinehart

1.28.2021
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

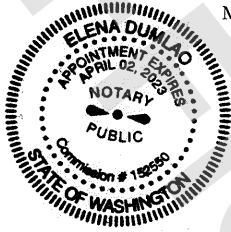
STATE OF WASHINGTON)

) ss.

COUNTY OF Shokomis)

I certify that I know or have satisfactory evidence that Tanner McCoy 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: 1-26-2021 Notary Signature: Elena Dumlao
 Print Notary Name: Elena Dumlao
 Notary Public in and for the State of Washington residing at: Mill Creek
 My appointment expires: 4-2-2023



STATE OF WASHINGTON)

) ss.

COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that Rachel Rinehart 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: 01/28/21 Notary Signature: Jannette Vandyken
 Print Notary Name: Jannette Vandyken
 Notary Public in and for the State of Washington residing at: Lynden, WA
 My appointment expires: 04/02/2024

