

When recorded mail to:  
**FIRST AMERICAN TITLE**  
**ATTN: JAVIER TONY VARGAS**  
**3 FIRST AMERICAN WAY**  
**SANTA ANA, CA 92707**

County: **SKAGIT**

[Space Above This Line for Recording Data] \_\_\_\_\_

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein) (all areas applicable to your document **must** be filled in)

**LOAN MODIFICATION AGREEMENT (DEED OF TRUST)**

Reference Numbers(s) of related documents: **INSTRUMENT NO. 201807030142**

Additional reference #'s on page 3 of document

Grantor(s)/Borrower(s): **MICHAEL ANDREW WALTERS, ELIZABETH MARIE WALTERS**

Additional Grantors on page 3 of document

Lender/Grantee(s): **IDAHO HOUSING AND FINANCE ASSOCIATION**

Additional names on page 3 of document

Legal Description (abbreviated: i.e. log, block, plat or section, township, range)

**LOT 20, BLOCK 15, TOWN OF SEDRO**

Complete legal description on page 8

Assessor's Property Tax Parcel/Account Number  
**4149-015-020-0016**

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The responsibility for the accuracy of the indexing information is that of the document preparer. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

This Document Prepared By:  
**DANIELLE ROBERTS**  
**IDAHO HOUSING AND FINANCE**  
**ASSOCIATION**  
**565 W MYRTLE**  
**BOISE, ID 83702**  
**800-526-7145**

When Recorded Mail To:  
**FIRST AMERICAN TITLE**  
**ATTN: JAVIER TONY VARGAS**  
**3 FIRST AMERICAN WAY**  
**SANTA ANA, CA 92707**

**Tax/Parcel #: 4149-015-020-0016**

[Space Above This Line for Recording Data]

**Original Principal Amount: \$269,128.00**

**FHA\VA Case No.: 566-**

**Unpaid Principal Amount: \$252,228.05**

**2548213703**

**New Principal Amount: \$211,591.00**

**Loan No: 5300006961**

**New Money (Cap): \$13,640.27**

**Property Address: 500 FIDALGO ST, SEDRO WOOLLEY, WASHINGTON 98284**

## **LOAN MODIFICATION AGREEMENT (DEED OF TRUST)**

This Loan Modification Agreement ("Agreement"), made this **19TH** day of **JULY, 2022**, between **MICHAEL ANDREW WALTERS AND ELIZABETH MARIE WALTERS, HUSBAND AND WIFE, WHO ORIGINALLY AQUIRED TITLE AS MICHAEL A WALTERS, A SINGLE MAN.** ("Borrower"), whose address is **500 FIDALGO ST, SEDRO WOOLLEY, WASHINGTON 98284** and **IDAHO HOUSING AND FINANCE ASSOCIATION** ("Lender"), whose address is **565 W MYRTLE, BOISE, ID 83702**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated **JULY 2, 2018** and recorded on **JULY 3, 2018** in **INSTRUMENT NO. 201807030142**, of the **OFFICIAL** Records of **SKAGIT COUNTY, 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

**500 FIDALGO ST, SEDRO WOOLLEY, WASHINGTON 98284**

(Property Address)

the real property described being set forth as follows:

**SEE EXHIBIT "A" 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, **SEPTEMBER 1, 2022** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$211,591.00**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest and other amounts capitalized, which is limited to escrows, and any legal fees and related foreclosure costs that may have been accrued for work completed, in the amount of U.S. **\$13,640.27**.
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 **5.1000%**, from **AUGUST 1, 2022**. The Borrower promises to make monthly

payments of principal and interest of U.S. \$ 1,148.83, beginning on the 1ST day of **SEPTEMBER, 2022**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **AUGUST 1, 2052** (the "Maturity Date"), the 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. **If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.**
6. 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 Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

7. Borrower agrees to make and execute other documents or papers as may be necessary 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.

In Witness Whereof, I have executed this Agreement.

[Signature]  
Borrower: MICHAEL ANDREW WALTERS

6-26-22  
Date

[Signature]  
Borrower: ELIZABETH MARIE WALTERS \*signing solely to  
acknowledge this Agreement, but not to incur any personal liability for  
the debt

6-26-22  
Date

\_\_\_\_\_[Space Below This Line for Acknowledgments]\_\_\_\_\_

**BORROWER ACKNOWLEDGMENT**

State of WASHINGTON  
County of Skagit

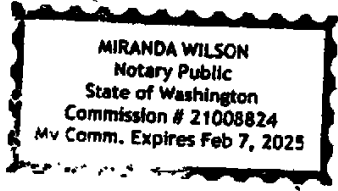
I certify that I know or have satisfactory evidence that MICHAEL ANDREW WALTERS,  
ELIZABETH MARIE WALTERS, is/are the person(s) who appeared before me, and said  
person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be  
(his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

\_\_\_\_\_ This notarial act involved the use of communication technology

Dated: 6/26/22  
[Signature]  
Signature of Notary Public

Notary Public Printed Name: Miranda Wilson

My commission expires: 2/7/2025



In Witness Whereof, the Lender has executed this Agreement.

**IDAHO HOUSING AND FINANCE ASSOCIATION**

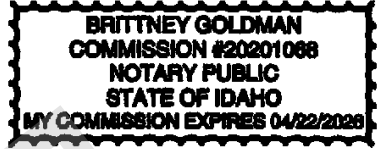
*Michelle Medrow* \_\_\_\_\_ Date 8/12/22  
By ~~JASON SHERMAN~~ (print name)  
Authorized Representative (title)  
*Michelle Medrow*

\_\_\_\_\_  
[Space Below This Line for Acknowledgments]

State of Idaho  
County of Ada

The foregoing instrument was acknowledged before me this August 12th 2022 by *Michelle Medrow* ~~JASON SHERMAN~~ AUTHORIZED REPRESENTATIVE of IDAHO HOUSING AND FINANCE ASSOCIATION, a company, on behalf of the company.

*Brittney Goldman*  
Notary Public



Printed Name: Brittney Goldman  
My commission expires: 04/22/2026

**EXHIBIT A**

**BORROWER(S): MICHAEL ANDREW WALTERS AND ELIZABETH MARIE WALTERS, HUSBAND AND WIFE, WHO ORIGINALLY AQUIRED TITLE AS MICHAEL A WALTERS, A SINGLE MAN.**

**LOAN NUMBER: 5300006961**

**LEGAL DESCRIPTION:**

**The land referred to in this document is situated in the CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, and described as follows:**

**LOT 20, BLOCK 15, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**Tax/Parcel No. 4149-015-020-0016**

**ALSO KNOWN AS: 500 FIDALGO ST, SEDRO WOOLLEY, WASHINGTON 98284**