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4795 REGENT BLVD
IRVING, TX 75063

County: SKAGIT

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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)

PARTIAL CLAIMS MORTGAGE

Reference Numbers(s) of related documents: **INSTRUMENT NO. 201806080080**

Additional reference #'s on page ____ of document

Grantor(s)/Borrower(s): **VATCHIA GHAZARIAN**

Additional Grantors on page ____ of document

Lender/Grantee(s): **Department of Housing and Urban Development**

Additional names on page ____ of document

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

Lots 1-3 Block 81 Amended Plat of Burlington

Complete legal description on page 6

Assessor's Property Tax Parcel/Account Number
35043220120200

☐ 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.

 58761250

This Document Prepared By:
ABBY BAILEY
MIDFIRST BANK, A FEDERALLY CHARTERED
SAVINGS ASSOCIATION
501 N.W. GRAND BLVD
OKLAHOMA CITY, OK 73118

When Recorded Mail To:
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Tax/Parcel #: 35043220120200

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FHA Case No.: 5662702055703

Loan No: 58761250

331 E MAGNOLIA AVE, BURLINGTON, WASHINGTON 98233
(herein "Property Address")

PARTIAL CLAIMS MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **MARCH 7, 2023**. The mortgagor is **VATCHIA GHAZARIAN, UNMARRIED** ("Borrower"), whose address is **331 E MAGNOLIA AVE, BURLINGTON, WA 98233**. This Security Instrument is given to the **Secretary of Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **SIXTEEN THOUSAND FIFTEEN DOLLARS AND 51 CENTS (U.S. \$16,015.51)**. This debt is evidenced by Borrower's note dated the same date as this Security

Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **MARCH 1, 2049**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale, the following described property located in the County of **SKAGIT**, State of **WASHINGTON**:

which has the address of , **331 E MAGNOLIA AVE, BURLINGTON, WASHINGTON 98233** (herein "Property Address");

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

Tax Parcel No. **35043220120200**

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing, is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal. Borrower shall pay when due the principal of the debt evidenced by the Note.

2. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors

and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies

provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Borrower: **VATCHIA GHAZARIAN**

3-14-23
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 **VATCHIA GHAZARIAN**, 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: 03/14/2023

Signature of Notary Public

Notary Public Printed Name: Sarah E. Zacher

My commission expires: 09/14/2023



EXHIBIT A

BORROWER(S): VATCHIA GHAZARIAN, UNMARRIED

LOAN NUMBER: 58761250

LEGAL DESCRIPTION:

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

PARCEL A:

Lots 1, 2 and 3, Block 81, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH." as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in the Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of the Southwest Quarter of the Northwest Quarter of said Section 32 with the Westerly right of way line of the Great Northern Railway Company right of way; Thence West along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 95 feet to the true point of beginning;

Thence North 90 feet;

Thence East 75 feet, more or less, to the Westerly line of the Great Northern Railway Company right of way;

Thence Northwesterly along said Westerly right of way line, a distance of 10 feet, more or less, to an intersection with an existing fence;

Thence Westerly along said existing fence, to a point of Intersection with the Northerly extension of the West line of Lot 3, Block 81, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

Thence Southerly, along the Northerly extension of the West line of said Lot 3, to the South line of the said Southwest Quarter of the Northwest Quarter;

Thence East along said South line to the true point of beginning.

Situated in Skagit County, Washington

Tax/Parcel No. 35043220120200

ALSO KNOWN AS: 331 E MAGNOLIA AVE, BURLINGTON, WASHINGTON 98233

Partial Claims Agreement 01312023_105

Page 7

 **58761250**

