

After Recording Return To:  
CoreLogic SolEx  
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Sunrise, FL 33323

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**This Document Prepared By:**

Antonia Coats  
CoreLogic SolEx  
1625 NW 136th Ave, Ste E100  
Sunrise, FL 33323

**Document Title: LOAN MODIFICATION AGREEMENT**

**Reference numbers of related documents: 202007130163**

on page \_\_\_\_\_ of document

**Grantor(s):**

1. JERRY RALPH PARKER JR

2.

3.

etc. additional names on page \_\_\_\_\_ of document

**Grantee(s)/ Beneficiary(ies):**

1. Lakeview Loan Servicing, LLC, by LoanCare, LLC as agent under Limited POA

2.

3.

etc. additional names on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel Account Number(s): P30937**

**Legal Description:**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE COUNTY HIGHWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY BOUNDARY OF SAID COUNTY HIGHWAY. AND MORE FULLY DESCRIBED IN EXHIBIT A.



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2322 01/14



\* 9 4 0 0 8 + 2 5 \*

WASHINGTON COVER PAGE

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Parcel ID Number: P30937  
Prior instrument reference: Instrument No:  
202007130163, of the Official Records of SKAGIT  
County, WA.

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Original Recording Date: July 13, 2020 Loan No: 0052771953  
Original Loan Amount: \$321,530.00 Investor Loan No: 0226688927  
New Money: \$6,157.26 MIN Number: 100019924920118278  
FHA Case No.: 566-3152711-703

## LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 4th day of May, 2023, between JERRY RALPH PARKER JR whose address is 14262 STATE RTE 530, CONCRETE, WA 98237 ("Borrower") and Lakeview Loan Servicing, LLC, by LoanCare, LLC as agent under Limited POA which is organized and existing under the laws of The United States of America, and whose address is 3637 Sentara Way, Virginia Beach, VA 23452 ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), as Nominee for Lender, amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated July 09, 2020 and recorded in Instrument No: 202007130163 and recorded on July 13, 2020, of the Official Records of SKAGIT County, WA 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 14262 STATE ROUTE 530, CONCRETE, WA 98237,

(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



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follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **June 1, 2023**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$220,140.09**, consisting of the amount(s) loaned to Borrower by Lender plus capitalized interest in the amount of **\$3,556.70** 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.
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 **6.625%**, from **June 1, 2023**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,308.48**, beginning on the **1st** day of **July, 2023**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **June 1, 2063** (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. 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.
8. Borrower further understands and agrees that:
- (a) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and Lender's successors and assigns and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing Trustee to institute foreclosure of the Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under the Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment will inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.
- (b) "Nominee" means one designated to act for another as its representative for a limited purpose.
- (c) Lender, as the beneficiary under the Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, assigning and releasing the Security Instrument,



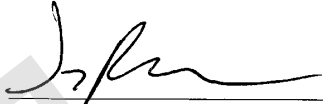
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and substituting a successor trustee.

- (d) Notices. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with the Security Instrument will not be deemed to have been given to MERS until actually received by MERS.
- (e) Substitute Trustee. In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed under the Security Instrument who has ceased to act. Without conveyance of the Property, the successor trustee will succeed to all the title, power and duties conferred upon Trustee in the Security Instrument and by Applicable Law.
9. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in the Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender.
10. This Agreement modifies an obligation secured by an existing security instrument recorded in SKAGIT County, WA, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$305,689.76. The principal balance secured by the existing security instrument as a result of this Agreement is \$220,140.09, which amount represents the excess of the unpaid principal balance of this original obligation.





JERRY RALPH PARKER JR -Borrower

Date: 6-16-23

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State of ~~Washington~~ Idaho

County of Canyon

I certify that I know or have satisfactory evidence that JERRY RALPH PARKER JR, (name of person) is the person who appeared before me, a Notary Public 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.

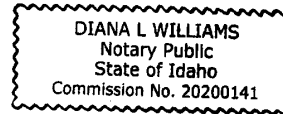
Dated: 6-16-23

Signature of Notary

FSO

Title

My Commission expires: 1-14-2026



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LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC

By: Tammy Orihuela (Seal) - Lender

Name: Tammy Orihuela

Title: **Assistant Secretary**

JUN 22 2023  
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 22 day of June, 2023, by Tammy Orihuela, Assistant Secretary of LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC.

Maria M. Santos  
(Signature of Notary Public - State of Florida)

Maria M. Santos  
(Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced \_\_\_\_\_



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Mw JUN 22 2023  
Mortgage Electronic Registration Systems, Inc - Nominee for Lender

Name: Marnie A. Wagner

Title: **Assistant Secretary**

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

State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 22 day of June, 2023, by Marnie A. Wagner, Assistant Secretary  
of Mortgage Electronic Registration Systems, Inc.

Maria M. Santos  
(Signature of Notary Public - State of Florida)

Maria M. Santos  
(Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_





**Exhibit "A"**

Loan Number: 0052771953

Property Address: 14262 STATE ROUTE 530, CONCRETE, WA 98237

**Legal Description:**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE COUNTY HIGHWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY BOUNDARY OF SAID COUNTY HIGHWAY, SAID POINT BEING ON CURVE OF SAID COUNTY HIGHWAY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 3, 859.73 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2 DEGREES 52 MINUTES 15 SECONDS AN ARC DISTANCE OF 193.39 FEET; THENCE NORTH 87 DEGREES 26 MINUTES 54 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 445 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE SAUK RIVER; THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE A DISTANCE OF 285 FEET, MORE OR LESS, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 87 DEGREES 26 MINUTES 54 SECONDS EAST, A DISTANCE 559 FEET, MORE OR LESS TO THE POINT OF BEGINNING (ALSO KNOWN AS LOT 1 OF SHORT PLAT NO. 48-74, APPROVED SEPTEMBER 6, 1974, AND RECORDED UNDER AUDITORS FILE NO. 806909, RECORDS OF SKAGIT COUNTY, WASHINGTON); SITUATED IN SKAGIT COUNTY, WASHINGTON.



\* 0 0 5 2 7 7 1 9 5 3 \*

12338 06/18 Exhibit A Legal Description Attachment



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