

## After Recording Return To:

1st Security Bank of Washington  
c/o DocProbe  
1820 Swarthmore Avenue  
P.O. Box 840  
Lakewood, NJ 08701

[Space Above This Line for Recording Data]

CCP Loan #: 5152080760  
Modification Loan #: 5152547890

M10532

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

This Loan Modification Agreement ("Agreement"), made this July 25, 2023 between Daniel C Matthieu and Shawn D Longworth and 1st Security Bank of Washington ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated September 20, 2022 and recorded under recording number 2022-09260031, 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 23942 Cordy Lane, Sedro Woolley, WA 98284 the real property described being set forth as follows:

Section 12, Township 35 North, Range 4 East; Ptn. NE NE (aka Ptn. Lots 1 and 2 Short Plat No. 90-32)  
See attached Exhibit "A"

Parcel Number: P36251/350412-1-004-0005

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 July 25, 2023 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$256,000.00 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 7.625% from August 1, 2023. Borrower promises to make monthly payments of principal and interest of U.S. \$1,811.95 beginning on the 1st day of September 2023 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 7.625% will remain in effect until principal and interest are paid in full. If on August 1, 2053 (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.

\_\_\_\_\_  
(Seal)  
Daniel C Matthieu

Shawn D Longworth (Seal)  
Shawn D Longworth

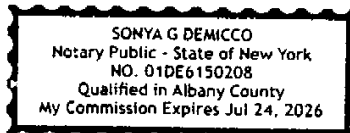
\_\_\_\_\_  
[Space Below This Line for Acknowledgments]

STATE OF New York  
COUNTY OF Schenectady

I certify that I have personally watched, ~~Daniel C Matthieu~~ <sup>SD</sup> and Shawn D Longworth sign the name(s) typed on the signature line. I further certify that I have obtained sufficient identification to have knowledge that, in fact, the above signature(s) belong to the parties named.

Dated this 31<sup>st</sup> Day of July, 2023.

(SEAL)



Sonya G Demicco  
Notary Public

Sonya G Demicco  
Printed Name

My Commission Expires: 7/24/2026

1st Security Bank of Washington

By: [Signature]  
1st Security Bank of Washington

Aug 7, 2023  
Date of Lender's Signature

Daniel C Matthieu (Seal)  
Daniel C Matthieu

\_\_\_\_\_  
Shawn D Longworth (Seal)

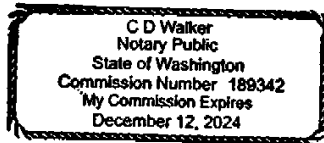
\_\_\_\_\_  
[Space Below This Line for Acknowledgments]

STATE OF Washington  
COUNTY OF SKAGIT

I certify that I have personally watched, Daniel C Matthieu and Shawn D Longworth sign the name(s) typed on the signature line. I further certify that I have obtained sufficient identification to have knowledge that, in fact, the above signature(s) belong to the parties named.

Dated this 28th Day of July, 2023.


(SEAL)



C D Walker  
Notary Public  
C. D. Walker  
Printed Name  
My Commission Expires: 12-12-24

1st Security Bank of Washington

By: Norma A He  
1ST Security Bank of Washington  
Aug 7 2023  
Date of Lender's Signature

	<b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
		ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>		

Commitment No.: 21-13762-TO

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 1 S/P 90-32 Rec. AF #9007310009, except those portions of Lot 1, Short Plat Number 90-32 filed in Volume 9 of Short Plats at Page 246 as Skagit County Auditor's File Number 9007310009 Lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4, W.M. Lying North and/or East of the following described line:

Commencing at the Southeast corner of said Lot 1; thence South 89° 12' 56.11" West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;  
 thence North 12° 19' 54.11" East, a distance of 78.87 feet;  
 thence North 52° 48' 52.11" East, a distance of 81.01 feet to the Northeasterly line of the Private Road and Utility Easement, Cordy Lane;  
 thence North 37° 11' 08.11" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;  
 thence South 89° 06' 18.11" West along the North line of the Lot 1, a distance of 74.44 feet to the Southwesterly line of the Private Road and Utility Easement, Cordy Lane;  
 thence North 37° 11' 08.11" West along said Southwesterly line, a distance of 52.30 feet;  
 thence South 89° 06' 18.11" West, a distance of 40.00 feet;  
 thence North 37° 11' 08.11" West, a distance of 26.84 feet;  
 thence South 87° 22' 21.11" West, a distance of 91.07 feet;  
 thence South 70° 28' 17.11" West, a distance of 30.88 feet;  
 thence South 15° 05' 21.11" West, a distance of 103.56 feet;  
 thence South 66° 29' 41.11" West, a distance of 35.23 feet;  
 thence South 73° 46' 01.11" West, a distance of 116.21 feet;  
 thence North 67° 55' 31.11" West, a distance of 133.00 feet;  
 thence North 62° 22' 23.11" West, a distance of 43.23 feet;  
 thence North 42° 56' 37.11" West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.

Also together with that portion of Lot 2, Short Plat Number 90-32 filed in Volume 9 of Short Plats at Page 246 as Skagit County Auditor's File Number 9007310009 lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M. Lying South and/or West of the following described line:

Commencing at the Southeast corner of said lot 1; thence South 89° 12' 56.11" West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;  
 thence North 12° 19' 54.11" East, a distance of 78.87 feet;  
 thence North 52° 48' 52.11" East, a distance of 81.01 feet to the Northeasterly line of the Private Road and Utility Easement, Cordy Lane;  
 thence North 37° 11' 08.11" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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thence South 89°06' 18" West along the North line of the Lot 1, a distance of 74.44 feet to the Southwesterly line of the Private Road and Utility Easement, Cordy Lane;  
thence North 37°11' 08" West along said Southwesterly line, a distance of 52.30 feet;  
thence South 89°06' 18" West, a distance of 40.00 feet; thence North 37°11' 08" West, a distance of 26.84 feet; thence South 87°22'21" West, a distance of 91.07 feet;  
thence South 70°28' 17" West, a distance of 30.88 feet;  
thence South 15°05'21" West, a distance of 103.56 feet;  
thence South 66°29' 41" West, a distance of 35.23 feet;  
thence South 73°46'01" West, a distance of 116.21 feet;  
thence North 67°55'31" West, a distance of 133.00 feet;  
thence North 62°22'23" West, a distance of 43.23 feet;  
thence North 42°56'37" West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.

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