

Return To:  
PennyMac Loan Services, LLC  
Attn: Qualified Assumptions  
6101 Condor Drive  
Moorpark, CA 93021

This document was prepared by: Yesenia Bernal  
PennyMac Loan Services, LLC  
6101 Condor Drive  
Moorpark, CA 93021

\_\_\_\_\_[Space Above This Line For Recording Date]\_\_\_\_\_

Loan No: 8190112256

MIN No: 1001643-0100043519-0

#### RELEASE AGREEMENT

This Release Agreement ("Agreement") is made effective as of October 26, 2023 by and among Eric Thomas Graham ("Released Party"), Alyssa Marie Graham ("Retaining Borrower"), (collectively, Retaining Borrower and Released Borrower, shall be known as the "Borrowers"), and PennyMac Loan Services, LLC ("PennyMac").

#### RECITALS:

A. PennyMac is the holder of that certain Note the ("Note"), dated September 04, 2020 in the original principal amount of \$243,500.00 made by the Borrowers to MERS Inc. as Nominee for Bank of the Pacific ("Original Lender"), which Note evidences a loan ("Loan") made by Original Lender to the Borrowers. To secure the repayment of the Note, the Borrowers also executed and delivered a Mortgage/Deed of Trust (the "Security Instrument"), dated September 04, 2020 recorded on September 16, 2020 in Book N/A at Page N/A, Instrument / Case No. 202009160094 in the official records of Skagit County, Washington, having an address of 1606 Willet St, Mount Vernon WA 98274 granting a lien on the property described in the Security Instrument (the "Property"). The Borrowers are liable for the payment and performance of all of Borrowers' obligations under the Note, the Security Instrument and all other documents executed in connection with the Loan, (collectively, the "Loan Documents"). Each of the Loan Documents has been duly assigned or endorsed to PennyMac. The current servicer of the Loan is PennyMac.

B. The Borrowers acknowledge they are liable for the obligations under the Note and Security Instrument.

Lender: PennyMac Loan Services, LLC  
NMLS ID: 35953  
Loan Originator: Craig Palmer  
NMLS ID: 2100872

C. PennyMac has been asked to consent to the release of the Released Borrower's ownership interest in the Property to the Retaining Party (the "Transfer") and recognize the Retaining Borrower as the sole obligor of the obligations of the Borrowers, as well as a release of liability under the Note on the part of the Released Borrower.

D. PennyMac has agreed to consent subject to the terms and conditions stated below.

In consideration of the foregoing and the mutual covenants and promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and PennyMac agree as follows:

1. Retaining Borrower of Sole Liability for the Note. The Retaining Borrower accepts sole liability under the provisions of the Loan Documents.
2. Consent to Transfer. PennyMac hereby consents to the Transfer and acknowledges that the Retaining Borrower accepts all of the obligations of the Borrowers under the Loan Documents, subject to the terms and conditions set forth in this Agreement. PennyMac's consent to the Transfer is not intended to be and shall not be construed as a consent to any subsequent transfer which requires the Lender's consent pursuant to the terms of the Security Instrument.
3. Release of Released Borrower. PennyMac hereby releases Eric Thomas Graham, the Released Borrower, from all of its obligations under the Loan Documents.
4. Real Property Records. The Borrowers are responsible for maintaining and updating the real property records of the County in which the Property is located to reflect the current ownership of the Property. The Borrowers acknowledge the failure to update real property records may result in the Released Borrower continuing to be identified as an owner or debtor in public records, which may have adverse consequences to the Released Borrower.

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5. Miscellaneous.

(a) This Agreement shall be construed according to and governed by the laws of the jurisdictions in which the Property is located without regard to its conflicts of law principles.

(b) If any provision of this Agreement is adjudicated to be invalid, illegal or unenforceable, in whole or in part, it will be deemed omitted to that extent and all other provisions of this Agreement will remain in full force and effect.

(c) No change or modification of this Agreement shall be valid unless the same is in writing and signed by all parties hereto. However, the signature of the Released borrower will no longer be necessary for any change or modification of the underlying Loan or Security Instrument.

(d) The captions contained in this Agreement are for convenience of reference only and in no event define, describe or limit the scope or intent of this Agreement or any of the provisions or terms hereof.

(e) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

(g) THIS WRITTEN AGREEMENT AND THE OTHER LOAN DOCUMENTS, AS AMENDED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**RETAINING BORROWER:**

Alyssa Marie Graham (Signature)

Name: Alyssa Marie Graham

Date: 10/26/2023

STATE OF WA

COUNTY OF Snohomish

Personally appeared before me, the undersigned authority in and for the said County and State, on this 26 day of October, 2023, within my jurisdiction, the within named

Alyssa Marie Graham

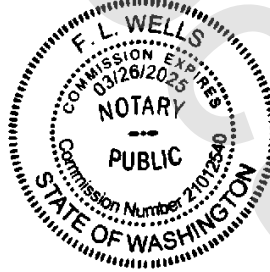
who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 26 DAY OF October, 2023.

[Signature]

NOTARY PUBLIC

My Commission Expires: 03/26/2025



Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Craig Palmer

NMLS ID: 2100872

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**RELEASED PARTY:**

Eric Thomas Graham (Signature)

Name: Eric Thomas Graham

Date: 10/26/2023

STATE OF WA

COUNTY OF Snohomish

Personally appeared before me, the undersigned authority in and for the said County and State, on this 26 day of October, 2023, with in my jurisdiction, the within named

Eric Thomas Graham

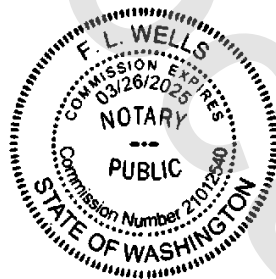
who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 26 DAY OF October, 2023.

[Signature]

NOTARY PUBLIC

My Commission Expires: 03/26/2025



Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Craig Palmer

NMLS ID: 2100872

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Name: Marianne Campbell

Title: Vice President

Date: OCT 31 2023

STATE OF \_\_\_\_\_

**SEE ATTACHED**

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2023, with in my jurisdiction, the within named

\_\_\_\_\_, who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Lender: PennyMac Loan Services, LLC

NMLS ID: 35953

Loan Originator: Craig Palmer

NMLS ID: 2100872

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

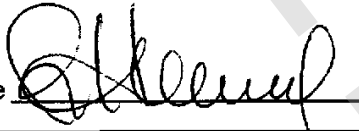
On 10/31/2023 before me, Rocio T. Hernandez, Notary Public  
(insert name and title of the officer)

personally appeared Marianne Campbell  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

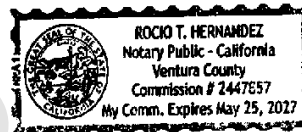
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



LEGAL DESCRIPTION

Tax Id Number(s): N/A

Lot 23, "Skagit View Estates," as recorded November 15, 2002 under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit State of Washington.

Commonly known as: 1606 Willett St, Mount Vernon WA 98274

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