

Documents Prepared By:

MARJORIE SKOWRONSKI
FREEDOM MORTGAGE CORPORATION
11988 EXIT 5 PKWY, BLDG 4
FISHERS, IN 46037
855-690-5900

After Recording Return To:

FREEDOM MORTGAGE CORPORATION
ATTENTION: ASSUMPTION DEPARTMENT
11988 EXIT 5 PKWY, BLDG 4
FISHERS, IN 46037
855-690-5900

AF# 202008140039
DATE 8-14-2020

Loan #: 0132748088

Case #: 46-46-6-0990990

ABBR LEGAL:

Lots 1, 2, and the East 1/2 of Lot 3, Block 404, "Northern Pacific Addition to Anacortes

ASSUMPTION AND RELEASE OF LIABILITY AGREEMENT

MIN: 100580600000095094 MERS Phone: 1-888-679-MERS (6377)

THIS AGREEMENT, made this AUGUST 29, 2024, between BRANCE PRICE and ASHLEY PRICE, AS SUCCESSORS IN INTEREST, whose address is 1306 DAKOTA AVENUE, ANACORTES, WA 98221 (the "Transferor"); and BRANCE PRICE and ASHLEY PRICE, HUSBAND AND WIFE, whose address is 1306 DAKOTA AVE, ANACORTES, WA 98221 (the "Transferee"); and FREEDOM MORTGAGE CORPORATION, whose address is 11988 EXIT 5 PKWY BLDG 4, FISHERS, IN 46037-7939, (the "Lender").

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), whose address is PO Box 2026, Flint, MI 48501-2026, is a separate corporation, acting solely as designated nominee for VALLEY WEST CORPORATION DBA VALLEY WEST MORTGAGE, whose address is 8010 WEST SAHARA AVENUE, SUITE 140, LAS VEGAS, NV 89117, beneficiary of the security instrument, its successors and/or assigns. The Lender is the assignee of VALLEY WEST CORPORATION DBA VALLEY WEST MORTGAGE.

WITNESSETH:

WHEREAS:

26519.33

0132748088

A Note in the principal sum of \$539,000.00 was executed by **CLAYMON A PRICE AND COLLEN M PRICE, BOTH DECEASED** ("Original Obligor(s)") on **AUGUST 7, 2020**, and delivered unto **VALLEY WEST CORPORATION DBA VALLEY WEST MORTGAGE 8010 WEST SAHARA AVENUE, SUITE 140, LAS VEGAS, NV 89117** for payment of this sum together with interest at the rate and upon the terms as more fully set forth in the Note; and

A Deed of Trust/Mortgage/Security Deed ("Security Instrument") was also executed, acknowledged and delivered to Beneficiary of even date therewith, which Security Instrument was recorded in **INSTRUMENT # 202008140039 ON AUGUST 14, 2020** of the Official Records of the **SKAGIT COUNTY, WASHINGTON**, and which Security Instrument covered the premises described as follows:

0132748088

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Lender is the holder of the Note and Beneficiary, acting as nominee for Lender, is the holder of the Security Instrument and subsequent modifications thereof, if any (collectively the "Mortgage").

Transferor is to convey the premises described above to Transferee, and Transferee desires to assume payment of the Note and assume the terms of the Security Instrument; and

NOW, THEREFORE, in consideration of the mutual promises of the Parties hereto and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties do hereby covenant and agree as follows:

1. Lender and Beneficiary agree not to exercise the right to declare all sums secured by the Security Instrument to be immediately due and payable by reason of the anticipated transfer.

2. Lender unequivocally accepts Transferee as the primary obligor to pay the remaining indebtedness as set forth below.

3. Transferee does hereby assume all obligations under the Mortgage and further assumes and agrees to pay the principal sum of the indebtedness evidenced by the Note which has a current principal balance of \$489,341.31, together with interest thereon at the present rate of 2.500% per annum, in equal monthly installments of \$2,129.70, including interest, on the first day of each month beginning **SEPTEMBER 1, 2024**, together with any amounts required for escrow deposits all as set forth in the Security Instrument. A final installment equal to the entire remaining indebtedness of the obligation shall be due and payable on **SEPTEMBER 1, 2050**. Subsequent to this Assumption and Release of Liability Agreement, adjustments to the interest rate and payment amount, if any, shall be made according to the terms of the Mortgage or this Agreement. A copy of the Note and subsequent modifications thereof, if any, are attached hereto and made a part hereof for all purposes.

4. Transferor hereby relinquishes and transfers to Transferee all Transferor's interest in any monies which may be held by Lender as escrow deposits for the purposes of application to taxes, assessments, fire, or other insurance premiums, or any other purposes for which deposits are being required by Lender. Transferee assumes the liability for payment of any unpaid taxes, assessments, fire, or other insurance premiums and agrees to continue making monthly deposits for such purposes if required by the Note and Security Instrument.

5. Lender and Beneficiary do hereby relieve and release Original Obligor(s) of and from any and all further liability or obligation to make the payments provided for pursuant to the terms of the Mortgage. It is expressly understood and agreed by the Parties hereto that this Agreement shall not be deemed to be or construed as a release of the indebtedness nor shall anything herein contained in any manner or form impair the validity of the lien of the Security Instrument.

6. There are no offsets or defenses to the Mortgage or to the amount of the debt as

0132748088

hereinbefore set forth.

7. Except as modified by this Agreement, all the provisions of the Mortgage are and shall remain in full force and effect and shall be performed by Transferee as if these agreements had been originally executed by Transferee.

8. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their legal representatives, heirs, administrators, executors, successors and assigns.

IN THE EVENT this Agreement is not executed by Transferor, Transferee is nevertheless bound by this Agreement.

IN WITNESS WHEREOF, the undersigned parties have executed this Assumption and Release of Liability Agreement.

0132748088

Transferor:

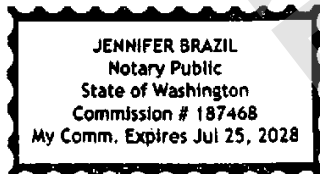
[Signature]
- SELLER - BRANCE PRICE - SUCCESSOR IN INTEREST

Ashley Price
- SELLER - ASHLEY PRICE, SUCCESSOR IN INTEREST

ACKNOWLEDGMENT

State of WashingtonCounty of Skagit

This record was acknowledged before me on 8-30-2024 by BRANCE PRICE
- SUCCESSOR IN INTEREST and ASHLEY PRICE, SUCCESSOR IN INTEREST.



Jennifer Brazil
Notary Public

My Commission Expires: 7-25-2028

0132748088

Transferee:

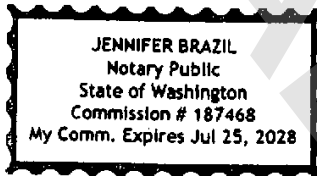
[Signature] 08/30/2024
- BORROWER - BRANCE PRICE - DATE -

Ashley 08/30/2024
- BORROWER - ASHLEY PRICE - DATE -

ACKNOWLEDGMENT

State of WashingtonCounty of Skagit

This record was acknowledged before me on 8-30-2024 by BRANCE PRICE
and ASHLEY PRICE.



[Signature]
Notary Public

My Commission Expires: 7-25-2028

0132748088

Lender:

FREEDOM MORTGAGE CORPORATION, by
Mortgage Connect, LP as agent/Attorney-in-Fact

By:

Its:

Shantia Taylor Agent
(Printed Name and Title)

ACKNOWLEDGMENT

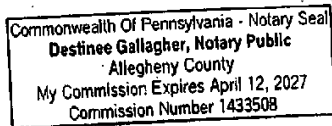
State of

PA

County of

Allegheny

The foregoing instrument was acknowledged before me this 9/3/2024
by Shantia Taylor of Mortgage Connect, LP as agent/Attorn
ey-in-Fact for FREEDOM MORTGAGE CORPORATION, A Agent
, on behalf of the entity.

Notary Public

My Commission Expires:

4/12/27

0132748088

Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., as Mortgagee, by Mortgage Connect
LP as Attorney-in-Fact/Agent, as nominee for

its successors and assigns.

By: Shania TaylorIts: Shania Taylor Agent
(Printed Name and Title)

ACKNOWLEDGMENT

State of PACounty of Allegheny

The foregoing instrument was acknowledged before me this 9/3/2024 by
Shania Taylor of Mortgage Connect LP as Attorney-in-Fact/Agent
for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., on behalf of the entity.

Commonwealth Of Pennsylvania - Notary Seal
Destinee Gallagher, Notary Public
Allegheny County
My Commission Expires April 12, 2027
Commission Number 1433508

Destinee Gallagher
Notary Public

My Commission Expires: 4/12/2027

0132748088

Borrower: BRANCE PRICE and ASHLEY PRICE

Property Address: 1306 DAKOTA AVE, ANACORTES, WA 98221

LEGAL DESCRIPTION

Paste final legal description here then photocopy.

PARCEL #: 38094040030008

Exhibit A
Legal Description

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

Lots 1, 2, and the East 1/2 of Lot 3, Block 404, "Northern Pacific Addition to Anacortes," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Account No. 3809-404-003-0008/P58387

Parcel ID: P58387