

RECORDING REQUESTED BY:
SIMPLIFILE

PREPARED BY AND
WHEN RECORDED MAIL TO:
Stewart Title Guaranty Company
TIFFANY COOK
500 North Broadway
St. Louis, MO 63102

WFRASM24781315
ASSUMPTION
DOCUMENT DATE: 12/27/2024

GRANTOR:
DEIDRE P. MAURO
530 BALL STREET
SEDRO WOOLLEY, WA 98284

GRANTEE:
RICHARD T. COLE AND WELLS FARGO BANK, N.A.
530 BALL STREET
SEDRO WOOLLEY, WA 98284

ABBREV LEGAL DESC: LOT 33, PLATE NO. 1, SEDRO HOME AGREAGE
Parcel ID: P77132

PROPERTY ADDRESS: 530 BALL STREET, SEDRO WOOLLEY, WA 98284

REFERENCE: RECORDED 9/1/2020 AS INSTRUMENT NO. 202009010131

**ASSUMPTION AGREEMENT
WITH RELEASE OF LIABILITY**

This Assumption Agreement (The "Agreement") is made this 27th day of December, 2024, by and between **DEIDRE P MAURO** (the "Borrowers") and **Wells Fargo Bank N.A.** (the "Lender"), and **RICHARD T COLE** (the "Sellers") to be effective 6th day of January, 2025, or the date document is recorded, whichever is applicable.

RECITALS

The Lender is the holder of a promissory note (the "Note"), executed by **RICHARD T COLE** and **DEIDRE P COLE** and dated the 1st day of September, 2020, in the original principal amount of **Two Hundred Sixty-Five Thousand And 00/100 Dollars (\$265,000.00)**.

The Note is secured by a First Lien Security Instrument executed by the Sellers and dated the 1st day of September, 2020, on certain real property located in **SKAGIT County, Washington**, (the "Security Instrument") legally described as follows:

LEGAL DESCRIPTION: See Attached Exhibit A

which Security Instrument was duly recorded/filed on **September 1, 2020**, in the office of the County Recorder in and for **SKAGIT County, Washington** as Document Number **202009010131**.

Contemporaneously with the execution of the Agreement the Sellers have conveyed to the Borrowers all right, title and interest in the above described property.

The Security Instrument provides that it may be assumed by subsequent purchasers of said real estate only with the approval of the Lender.

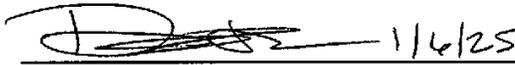
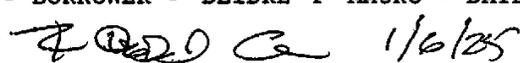
As part of the purchase price of the above described property the Borrowers have agreed to assume and pay the indebtedness evidenced by Note and to be bound by the obligations of the Security Instrument, as amended by this Agreement.

Upon such assumption the lender is willing to release the Sellers from all personal liability arising under the Note and Security Instrument.

In consideration of their mutual promises the Borrowers and the Lender hereby agree as follows:

1. The Borrowers hereby assume and promise to pay all of the indebtedness evidenced by the Note as modified, and agree to be bound by and to perform all of the covenants of the Security Instrument at the time and in the manner provided therein. The Borrowers further agree that the above described property shall be held as security for any and all indebtedness of the Borrowers evidenced by the Note otherwise secured by the Security Instrument.
2. The Borrowers agree and acknowledge that the Note, Security Instrument and all other loan documents are valid and enforceable in accordance with their terms and there are no offsets, defenses, or counterclaims available with regard to the enforcement and validity of these documents.
3. The Lender hereby approves the assumption provided for in the preceding paragraphs and releases the Sellers from all personal liability which may hereafter arise under the Note and Security Instrument.
4. This Agreement shall not waive Lender's rights with respect to giving its approval of any subsequent assumptions of the obligation evidenced by the Note and secured by the Security Instrument.
5. On or before the Effective Date, Borrower/Seller shall pay to Lender a fee for in an amount indicated in the disclosure or other documents provided to Borrower/Seller by Lender in connection with the Assumption.
6. Save as provided in the Agreement, the terms and provisions of said Note and Security Instrument remain unchanged.
7. The Borrowers hereby acknowledge receipt of a copy of the Note and Security Instrument.

In witness whereof, Borrowers and Sellers have executed this Agreement.

 1/6/25
 - BORROWER - DEIDRE P MAURO - DATE -
 1/6/25
 - SELLER - RICHARD T COLE - DATE -

STATE OF Washington
COUNTY OF Skagit

On this day personally appeared before me Deidre P. Mauro,
to me known to be the individual or individuals described in and who executed the within and
foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of
January 2025.



Jennifer Brazil
Notary Public in and for the State of Washington

Residing at: Mount Vernon
Washington

My Appointment Expires: 7-25-2028

STATE OF Washington
COUNTY OF Skagit

On this day personally appeared before me Richard T. Cole,
to me known to be the individual or individuals described in and who executed the within and
foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of
January 2025.



Jennifer Brazil
Notary Public in and for the State of Washington

Residing at: Mount Vernon
Washington

My Appointment Expires: 7-25-2028

Ash Harden
Title: **VP of Loan Documentation**
Wells Fargo Bank, N.A.

Ash Harden

STATE OF Minnesota }
COUNTY OF Hennepin } S.S.

On this December 30th 2024, before me, a Notary Public, in and for said County and State, personally appeared Ash Harden to me personally known, who being by me duly sworn did say that he/she is the VP of Loan Documentation respectively of the corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said corporation, and that the instrument was signed and sealed on behalf of said corporation, by authority of its Board of Directors, and the said Ash Harden acknowledged said instrument to be the free act and deed of said corporation.

Alexis C Bayless
Notary Public
01/31/2026
My Commission Expires

This instrument was drafted by:
Sarah Hernandez

Wells Fargo Home Mortgage Assumptions Operations
MAC N9160-02P
1801 Park View Dr
Shoreview, MN 55126

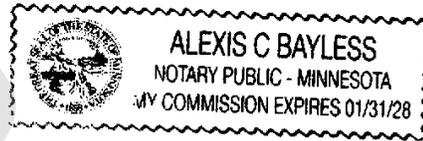


EXHIBIT "A"

The following described real estate, situated in the County of Skagit, State of Washington, to-wit:

Lot 33, Plate No. 1, Sedro Home Acreage, according to the plat thereof, recorded in Volume 3 of Plats, Page 39, records of Skagit County, Washington. Except the West 100.00 feet (as measured perpendicular to the West line); and except the South 20.00 feet (as measured perpendicular to the South line).

Parcel Number: P77132