

When recorded mail to:
PNC BANK, N.A.
P.O. BOX 8800
DAYTON, OH 45401

County: SKAGIT

[Space Above This Line for Recording Data]

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein) (all areas applicable to your document must be filled in)

LOAN MODIFICATION AGREEMENT (DEED OF TRUST)

Reference Number(s) of related documents: INSTRUMENT NO. 202002280137 BOOK N/A PAGE N/A

Additional reference #'s on page ____ of document

Grantor(s)/Borrower(s): MICHAEL W. FERNIE, DEBRA J. FERNIE

Additional Grantors on page ____ of document

Lender/Grantee(s): PNC BANK, NATIONAL ASSOCIATION

Additional names on page ____ of document

Trustee(s): CHICAGO TITLE COMPANY OF WASHINGTON

Legal Description (abbreviated: i.e. log, block, plat or section, township, range)

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.
TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 39-79, APPROVED AUGUST 17, 1979, AND RECORDED AUGUST 17, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 7908170007, RECORDS OF SKAGIT COUNTY, WASHINGTON

Complete legal description on page ____

Assessor's Property Tax Parcel/Account Number
P39101/350515-0-001-0006

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The responsibility for the accuracy of the indexing information is that of the document preparer. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

This Document Prepared By:

DEMETRIUS SMITH
PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342
(888) 224-4702

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Tax/Parcel #: P39101/350515-0-001-0006

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Original Principal Amount: \$175,000.00

Freddie Mac Loan No.:0001130415

Unpaid Principal Amount: \$134,816.77

Loan No: ****8261

New Principal Amount: \$139,508.72

Capitalization Amount: \$4,691.95

LOAN MODIFICATION AGREEMENT (DEED OF TRUST)

(To a Fixed Interest Rate)

IF THE LOAN MODIFICATION AGREEMENT MUST BE RECORDED, TWO ORIGINAL LOAN MODIFICATION AGREEMENTS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE NOTE AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED

This Loan Modification Agreement ("Agreement"), made this 17TH day of JANUARY, 2025, between MICHAEL W. FERNIE AND DEBRA J. FERNIE, HUSBAND AND WIFE ("Borrower"), whose address is 27168 MINKLER ROAD, SEDRO WOOLLEY, WASHINGTON 98284 and PNC BANK, NATIONAL ASSOCIATION ("Lender"), whose address is 3232 NEWMARK DR, MIAMISBURG, OH 45342, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated FEBRUARY 24, 2020 and recorded on FEBRUARY 28, 2020 in INSTRUMENT NO. 202002280137 BOOK N/A PAGE N/A, of the OFFICIAL Records of SKAGIT COUNTY, WASHINGTON, 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,

27168 MINKLER ROAD, SEDRO WOOLLEY, WASHINGTON 98284
 (Property Address)

MULTISTATE LOAN MODIFICATION AGREEMENT (To a Fixed Interest rate) - Single Family - Freddie Mac UNIFORM INSTRUMENT Form 5161 09232024_57

****8261

the real property described being set forth as follows:

The land referred to in this document is situated in the CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, and described as follows:

SEE ATTACHED LEGAL EXHIBIT A

Tax/Parcel No. P39101/350515-0-001-0006

In consideration of the mutual promises and agreements exchanged, Lender and Borrower agree as follows (notwithstanding anything to the contrary contained in the Note and Security Instrument):

1. **Current Balance.** As of FEBRUARY 1, 2025, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$139,508.72.
2. **Interest Rate.** 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 3.1250%, beginning FEBRUARY 1, 2025, both before and after any default described in the Note. The yearly rate of 3.1250% will remain in effect until principal and interest is paid in full.
3. **Monthly Payments and Maturity Date.** Borrower promises to make monthly payments of principal and interest of U.S. \$509.52, beginning on the 1ST day of MARCH, 2025, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on FEBRUARY 1, 2065, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification Agreement, the Borrower will pay these amounts in full on the Maturity Date.
4. **Place of Payment.** Borrower must make the monthly payments at 3232 NEWMARK DR, MIAMISBURG, OH 45342 or such other place as Lender may require.
5. **Partial Payments.** Borrower may make a full prepayment or partial prepayments without paying any prepayment charge. Lender will use the prepayments to reduce the amount of principal that Borrower owes under the Note. However, Lender may apply the Prepayment to the accrued and unpaid interest on the prepayment amount before applying the prepayment to reduce the principal amount of the Note. If Borrower makes a partial prepayment, there will be no changes in the due dates or the amount of the monthly payments unless Lender agrees in writing to those changes.
6. **Property Transfer.** 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 given in accordance with Section 15 of the Security Instrument, 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 this Security Instrument without further notice or demand on Borrower.

7. Compliance with Covenants. 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.
8. 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 where 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.

In Witness Whereof, I have executed this Agreement.

Michael W. Fernie
Borrower: MICHAEL W. FERNIE

1-24-25
Date

Debra J. Fernie
Borrower: DEBRA J. FERNIE

1-24-25
Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that MICHAEL W. FERNIE, DEBRA J. FERNIE, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

_____ This notarial act involved the use of communication technology

Dated: 1-24-25

Teresa Hanford
Signature of Notary Public

Notary Public Printed Name: Teresa Hanford

My commission expires: 4-19-26



In Witness Whereof, the Lender have executed this Agreement.

PNC BANK, NATIONAL ASSOCIATION

By Susan Holtie (print name)
Mortgage Officer (title)

1/28/25
Date

[Space Below This Line for Acknowledgments]

LENDER ACKNOWLEDGMENT

State of OHIO

County of MONTGOMERY

The foregoing instrument was acknowledged before me this 1/28/25 (date) by Susan Holtie, the MORTGAGE OFFICER of PNC BANK, NATIONAL ASSOCIATION, a national association, on behalf of the national association

This notarial act was an online notarial act.

Ashley Flowers
Notary Public



ASHLEY FLOWERS
Notary Public
State of Ohio
My Comm. Expires
July 18, 2026

Printed Name: Ashley Flowers
My commission expires: 07/18/26

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342



ASHLEY FLOWERS
Notary Public
State of Ohio
My Comm. Expires
July 18, 2026



ASHLEY FLOWERS
Notary Public
State of Ohio
My Comm. Expires
July 18, 2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39101 / 350515-0-001-0006

TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 39-79, APPROVED AUGUST 17, 1979, AND RECORDED AUGUST 17, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 7908170007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2;
THENCE WESTERLY ALONG THE NORTH SIDE OF SAID TRACT 2 A DISTANCE OF 40.5 FEET;
THENCE SOUTHERLY A DISTANCE OF 445.59 FEET, MORE OR LESS, TO A POINT ON THE SOUTH SIDE OF SAID TRACT 2, WHICH IS 25 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 2;
THENCE 25 FEET EAST ALONG THE SOUTH EDGE OF SAID TRACT 2 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH ALONG THE EAST EDGE OF SAID TRACT 2 A DISTANCE OF 435.59 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.