

After Recording Return To:
Outamation, Inc.
5401 N UNIVERSITY DR STE 104
CORAL SPRINGS, FL 33067

Space Above This Line For Recording Data

This Document Prepared By:

Antonia Coats
Outamation, Inc.
5401 N UNIVERSITY DR STE 104
CORAL SPRINGS, FL 33067

Document Title: LOAN MODIFICATION AGREEMENT

Reference numbers of related documents: 201804300174

on page _____ of document

Grantor(s):

1. SETH DEARING

2.

3.

etc. additional names on page _____ of document

Grantee(s)/ Beneficiary(ies):

1. LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC

2.

3.

etc. additional names on page _____ of document

Assessor's Property Tax Parcel Account Number(s): 4630-000-008-0007

Legal Description:

LOT 8, "PLAT OF SUMMER MEADOWS", ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 15 OF PLATS, PAGES 176 THROUGH 178.



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WASHINGTON COVER PAGE

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Parcel ID Number: 4630-000-008-0007
Prior instrument reference: Instrument No:
201804300174, of the Official Records of SKAGIT
County, WA.

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Original Recording Date: April 30, 2018

Original Loan Amount: \$320,585.00

New Money: \$31,657.66

Loan No: 0033232182

Investor Loan No: 0234817790

FHA Case No.: 203703566-2508759

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 28th day of May, 2025, between **SETH DEARING** whose address is **929 SUMMER MEADOWS CT, SEDRO WOOLLEY, WA 98284** ("Borrower") and **LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC** which is organized and existing under the laws of **The United States of America**, and whose address is **3637 Sentara Way, Virginia Beach, VA 23453** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **April 27, 2018** and recorded in **Instrument No: 201804300174** and recorded on **April 30, 2018**, of the Official Records of **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

929 SUMMER MEADOWS CT, SEDRO WOOLLEY, WA 98284,

(Property Address)

the real property described being set forth as follows:

See Exhibit "A" attached hereto and made a part hereof;

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 **June 1, 2025**, the amount payable under the Note and the Security Instrument (the "Unpaid



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Principal Balance") is U.S. **\$313,524.33**, 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 **7.375%**, from **June 1, 2025**. Borrower promises to make monthly payments of principal and interest of U.S. **\$2,034.31**, beginning on the **1st** day of **July, 2025**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **June 1, 2065** (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. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
6. 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 as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and



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Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended this Agreement.

7. Borrower agrees to make and execute other documents or papers as may be necessary 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.
8. This Agreement modifies an obligation secured by an existing security instrument recorded in SKAGIT County, WA, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$281,866.67. The principal balance secured by the existing security instrument as a result of this Agreement is \$313,524.33, which amount represents the excess of the unpaid principal balance of this original obligation.

Seth Dearing
SETH DEARING - Borrower

Date: 6-6-25

[Space Below This Line For Acknowledgments]

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that **SETH DEARING**, (name of person) is the person who appeared before me, a Notary Public and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

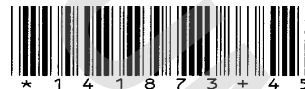
Dated: 06/06/2025

Shari A Evelyn
 Signature of Notary

Notary Public
 Title

My Commission expires: September 26, 2027

Notary Public
State of Washington
SHARI A EVELYN
LICENSE # 24001421
MY COMMISSION EXPIRES
SEPTEMBER 26, 2027



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(page)

LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC

By: Kiran Zaveri (Seal) - Lender

Name: Kiran Zaveri

Title: **Assistant Secretary**

6/12/2025
Date of Lender's Signature

_____[Space Below This Line For Acknowledgments]_____
State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 12 day of June, 2025, by Kiran Zaveri, Assistant Secretary of LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC.

Samantha Antoniades
(Signature of Notary Public - State of Florida)

Samantha Antoniades

(Print, Type or Stamp Commissioned Name of Notary Public)



SAMANTHA ANTONIADES
Notary Public
State of Florida
Comm# HH593872
Expires 9/16/2028

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



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EXHIBIT A

LOT 8, "PLAT OF SUMMER MEADOWS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 176 THROUGH 178, RECORDS OF SKAGIT COUNTY, WASHINGTON.