

AFTER RECORDING MAIL TO:

Name 1st Security Bank of Washington
Address 1820 Swarthmore Ave
City/State Lakewood, NJ 08701

Document Title(s): (or transactions contained therein)

- 1. Loan Modification Agreement
- 2.
- 3.
- 4.



Reference Number(s) of Documents assigned or released:

202411190044

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

- 1. Rebecca Joan Kippenhan, an unmarried woman as her separate estate
- 2.
- 3.
- 4.
- 5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

- 1. 1st Security Bank of Washington
- 2. Guardian Northwest Title
- 3.
- 4.
- 5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 53, PLAT OF EASTWIND

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P81005/4384-000-053-0004

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return To:
1st Security Bank of Washington c/o DocProbe
1133 Ocean Avenue
Mail stop code: DP6766
Lakewood, NJ 08701

[Space Above This Line for Recording Data]
Modification Loan Number: 5152578780

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **December 3, 2025** between **Rebecca Joan Kippenhan, an unmarried woman as her separate estate**, and 1st Security Bank of Washington ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **November 14, 2024** and recorded under recording number, **20241190044, 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 **1704 N 32nd Place Mount Vernon, WA 98273**, the real property described being set forth as follows:

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

Lot 53, PLAT OF EASTWIND, as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington;
EXCEPT mineral rights as reserved by the State of Washington by Deed dated May 8, 1908, and recorded May 20, 1908, under Auditor's File No. 67757 in Volume 74 of Deeds, page 221, records of Skagit County, Washington.

Parcel: P81005/4384-000-053-0004

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 **December 3, 2025** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **240,000.00** 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 **6.625%**, from **January 1, 2026**. Borrower promises to make monthly payments of principal and interest of U.S. \$**1,536.75** beginning on the 1st day of **February, 2026** and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **6.625%** will remain in effect until principal and interest are paid in full. If on **January 1, 2056** (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. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- (c) 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.
- (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required 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.
- (f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

R. Kippenhan (Seal)
Rebecca Joan Kippenhan -Borrower

____ (Seal)
____ -Borrower

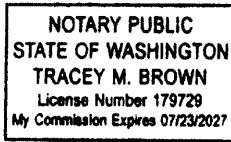
____ [Space Below This Line for Acknowledgments] _____

STATE OF Washington
COUNTY OF Skagit

I certify that I have personally watched, **Rebecca Joan Kippenhan**, sign the (name)(s) typed on the signature line. I further certify that I have obtained sufficient identification to have knowledge that, in fact, the above (signature)(s) belong to the parties named.

Dated this 04 Day of December, 2025.

(SEAL)



Tracey M. Brown

Notary Public
Tracey M. Brown
Printed Name

My Commission Expires: 07/23/2027

1st Security Bank of Washington -Lender

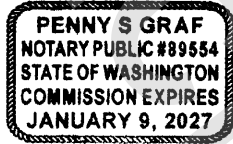
By: Jill Moon
1st Security Bank of Washington
12.8.25
Date of Lender's Signature

STATE OF Washington
COUNTY OF Snohomish

I certify that I have personally watched, Jill Moon, sign the name(s) typed on the signature line. I further certify that I have obtained sufficient identification to have knowledge that, in fact, the above signature(s) belong to the parties named.

Dated this 8th Day of December, 20 25.

(SEAL)



Penny S Graf
Notary Public

Penny S Graf
Printed Name

My Commission Expires: 1-9-2027