

Return To:
PennyMac Loan Services, LLC
Attn: Qualified Assumptions
6101 Condor Drive
Moorpark, CA 93021

This document was prepared by: Madonna Tupaz Rodriguez
PennyMac Loan Services, LLC
6101 Condor Drive
Moorpark, CA 93021

[Space Above This Line For Recording Date]

02-180478-OE LT

Loan No:8192802593

Min No: 1000608-2100732868-9

ASSUMPTION OF MORTGAGE AGREEMENT

This Assumption of Mortgage Agreement ("Agreement") is made effective as of January 6th, 2026 by and among, Judith Karolick and Daniel Gershon ("Released Party"), Steven M. Greenhut, aka Steven Greenhut and Donna K. Greenhut, aka Donna Greenhut, individually and as trustees of the Greenhut Family Revocable Trust dated December 15th, 2015 ("Retaining Borrower"), (collectively, Retaining Borrower and Released Borrower, shall be known as the "Borrowers"), and PennyMac Loan Services, LLC ("PennyMac").

RECITALS:

A. PennyMac is the holder of that certain Note the ("Note"), dated October 28, 2020 in the original principal amount of \$270,000.00 made by the Borrowers to Mortgage Electronic Registration Systems, Inc. as nominee for Academy Mortgage Corporation ("Original Lender"), which Note evidences a loan ("Loan") made by Original Lender to the Borrowers. To secure the repayment of the Note, the Borrowers also executed and delivered a Mortgage/Deed of Trust (the "Security Instrument"), dated October 28, 2020 recorded on November 4, Instrument / Case No. 202011040221 in the official records of Skagit County, WA, having an address of 1419 10TH Street, Anacortes, WA 98221 granting a lien on the property described in the Security Instrument (the "Property"). The Borrowers are liable for the payment and performance of all of Borrowers' obligations under the Note, the Security Instrument and all other documents executed in connection with the Loan, (collectively, the "Loan Documents"). Each of the Loan Documents has been duly assigned or endorsed to PennyMac. The current servicer of the Loan is PennyMac.

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Katherine Orabuena
NMLS ID:685082

B. The Borrowers acknowledge they are liable for the obligations under the Note and Security Instrument.

C. PennyMac has been asked to consent to the release of the Released Borrower's ownership interest in the Property to the Retaining Party (the "Transfer") and the assumption by the Retaining Borrower as the sole obligee of the obligations of the Borrowers, as well as a release of liability under the Note on the part of the Released Borrower.

D. PennyMac has agreed to consent subject to the terms and conditions stated below.

In consideration of the foregoing and the mutual covenants and promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and PennyMac agree as follows:

1. Assumption by the Retaining Borrower of Sole Liability for the Note. The Retaining Borrower hereby assumes sole liability under the provisions of the Loan Documents.
2. Consent to Transfer. PennyMac hereby consents to the Transfer and to the assumption by the Retaining Borrower of all of the obligations of the Borrowers under the Loan Documents, subject to the terms and conditions set forth in this Agreement. PennyMac's consent to the Transfer is not intended to be and shall not be construed as a consent to any subsequent transfer which requires the Lender's consent pursuant to the terms of the Security Instrument.
3. Release of Released Borrower. PennyMac hereby releases Judith Karolick and Daniel Gershon, the Released Borrower, from all of its obligations under the Loan Documents.
4. Real Property Records. The Borrowers are responsible for maintaining and updating the real property records of the County in which the Property is located to reflect the current ownership of the Property.
5. Financial Information. The Retaining Borrower represents and warrants to PennyMac that all financial information and information regarding the capability of Retaining Borrower provided to PennyMac was true and correct as of the date provided to PennyMac and remains materially true and correct as of the date of this Agreement.

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6. Miscellaneous.

(a) This Agreement shall be construed according to and governed by the laws of the jurisdictions in which the Property is located without regard to its conflicts of law principles.

(b) If any provision of this Agreement is adjudicated to be invalid, illegal or unenforceable, in whole or in part, it will be deemed omitted to that extent and all other provisions of this Agreement will remain in full force and effect.

(c) No change or modification of this Agreement shall be valid unless the same is in writing and signed by all parties hereto.

(d) The captions contained in this Agreement are for convenience of reference only and in no event define, describe or limit the scope or intent of this Agreement or any of the provisions or terms hereof.

(e) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

(g) THIS WRITTEN AGREEMENT AND THE OTHER LOAN DOCUMENTS, AS AMENDED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RETAINING BORROWER:

Steven M. Greenhut (Signature)

Name: Steven M. Greenhut, aka Steven Greenhut
individually and As Trustees of the Greenhut Family Revocable Trust
Dated 12/15/2015

Date: 1/6/2026

RETAINING BORROWER:

Donna K. Greenhut (Signature)

Name: Donna K. Greenhut, aka Donna Greenhut
individually and As Trustees of the Greenhut Family Revocable
Trust

Dated 12/15/2015

Date: 1/6/2026

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said County and State, on this _____ day of _____, 2026, within my jurisdiction, the within named

_____ who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, 2026.

See attachment

NOTARY PUBLIC
Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Katherine Orabuena
NMLS ID: 685082

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Sacramento }

Subscribed and sworn to (or affirmed) before me on this 6 day of January, 2026
Date Month Year

by Steven M. Greenhut AND
Donna K. Greenhut

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: 
Signature of Notary Public



Seal
Place Notary Seal Above

----- OPTIONAL -----
My commission expires: 6/08/2029
Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Assumption And Release Agreement

Document Date: 1/06/2026

Number of Pages: 8

Signer(s) Other Than Named Above: N/A

My Commission Expires: _____

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RELEASED PARTY:

Judith Karolick (Signature)
Name: Judith Karolick

Date: 1-7-26

RELEASED PARTY:

[Signature] (Signature)

Name: Daniel Gershon

Date: 1/7/26

STATE OF New Mexico

COUNTY OF Colfax

Personally appeared before me, the undersigned authority in and for the said County and State, on this 7th day of January, 2026, within my jurisdiction, the within named JUDITH KAROLICK and DANIEL GERSHON

who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 7th DAY OF JANUARY, 2026.

[Signature]
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
ANGELA POP
COMMISSION # 1121372
EXPIRES FEBRUARY 03, 2026

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Katherine Orabuena
NMLS ID:685082

My Commission Expires: 02/03/2026

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Katherine Orabuena
NMLS ID:685082

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Name: Marianne Campbell

Title: Vice President

Date: JAN 09 2026

SEE ATTACHED

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said County and State, on this ____ day of _____, 2026, within my jurisdiction, the within named

_____ who acknowledged that he/she/they signed, delivered and executed the above and foregoing agreement.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC

My Commission Expires: _____

Lender: PennyMac Loan Services, LLC
NMLS ID: 35953
Loan Originator: Katherine Orabuena
NMLS ID:685082



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 09
day of January, 2026, by Marianne Campbell

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Brittany Balogh

LEGAL DESCRIPTION

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

The West 1/2 of Lot 9 and all of Lot 10, Block 114, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON as per plat recorded in Volume 2 of Plats, pages 4-7, records of Skagit County, Washington.

Commonly known as: 1419 10th Street, Anacortes, WA 98221

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