



200407220091
Skagit County Auditor

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After Recording Return To:
FHHLC-Post Closing Mail Room
1555 W. Walnut Hill Ln. #200 MC 6712
Irving, TX 75038
Loan Number: 0041614256

LAND TITLE OF SKAGIT COUNTY

105050-PE

(Space Above this Line for Recording Data)

**LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)**

This Loan Modification Agreement ("Agreement"), made this 13th day of JULY 2004, between RONALD P. MORTON & DORENE L. MORTON, Husband & Wife

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("The Security Instrument"), dated 5/27/2003 and recorded in Book or Liber 200306040103 of the Land / Official Records of Skagit County, 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 19149 STATE ROUTE 9, MOUNT VERNON, Washington 98274

("Borrower") and ("Lender"),

(Property Address)

the real property described being set forth as follows:

LOT 2, SHORT PLAT NO. 93-018, APPROVED AUGUST 16, 1994, RECORDED AUGUST 19, 1994 IN VOLUME 11 OF SHORT PLATS, PAGE 103, UNDER AUDITOR'S FILE NO. 9408190034, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.

Initials RM DM

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

1. As of 7/13/2004, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 245,000.00. Borrower hereby renews and extends such indebtedness and promises to pay jointly and severally to the order of the Lender the sum of U.S. \$ 245,000.00 (the "Principal Balance"), consisting of the amount(s) loaned to borrower by Lender and any interest capitalized to date.
2. Borrower promises to pay the Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Principal Balance at the yearly rate of 6.750 %, from 7/20/04. Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,589.07, beginning on the 1st day of SEPTEMBER, 2004, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 8/01/2034 (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. Borrower will make such payments at P.O. BOX 146, MEMPHIS, TN 38101 or at such other place as Lender may require.
3. The lien and security interest secured by this Agreement is a "Renewal and Extension" effective as of 7/20/04. It is the intention of the parties that all liens and security interests described in the Security Instrument are hereby renewed and extended until the indebtedness evidenced by the Note, as renewed, modified, and extended hereby, has been fully paid. Lender and Borrower acknowledge and agree that such extension, renewal, amendment, modification or rearrangement shall in no manner affect or impair the Note or the liens and security interests securing same, the purpose of this Agreement being simply to extend, modify, amend or rearrange the time and the manner of payment of the Note and the indebtedness evidenced thereby, and to carry forward all liens and security interests securing the Note (including if applicable any and all vendor's liens securing the Note), which are expressly acknowledged by the Borrower to be valid and subsisting, and in full force and effect so as to fully secure the payment of the Note. The Borrower hereby expressly waives the benefit of any and all statutes of limitation which might otherwise inure to Borrower's benefit, or be in any way applicable to Borrower's obligations under the terms of any and all instruments described herein.
4. 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 this 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 the Borrower must pay all sums secured by this 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.
5. 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

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

7. No Oral Agreements: THE WRITTEN LOAN AGREEMENTS REPRESENT THE FINAL AGREEMENTS BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE

FIRST HORIZON CORPORATION D/B/A FIRST HORIZON HOME LOANS

By: Candice Woodworth

[Signature]
Borrower RONALD P. MORTON

Its: VP

[Signature]
Borrower DORENE L. MORTON

Borrower _____

Borrower _____

State of WA :

County of Skagit :

Before me, a Notary Public on this day personally appeared Ronald P. Morton + Dorene B. Morton

known to me (or proved to me on the oath of _____, through Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of this office this 14th day of July, 2004

[Signature]
Notary Public

(Seal)

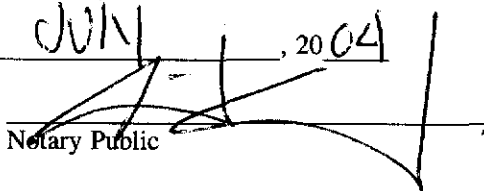


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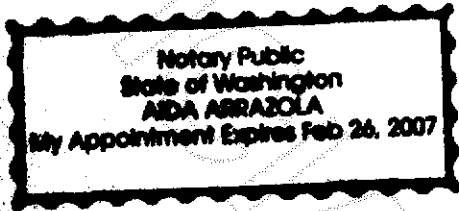
Corporate Acknowledgement

Before me, the undersigned authority, on this day appeared Candice Woodworth
A VICE-PRESIDENT of FIRST-HORIZON HOME LOANS
SHE subscribed to the foregoing instrument, and acknowledged to me that
SHE executed the same for the purposes and consideration therein expressed as the act and deed of said
corporation and in the capacity therein stated.

Given under my hand and seal of this office this 13th day of JUN, 2004


Notary Public

(Seal)



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ALTA COMMITMENT

Order No.: 105050-PE

Schedule "A-1"

DESCRIPTION:

Lot 2, Short Plat No. 93-018, approved August 16, 1994, recorded August 19, 1994 in Volume 11 of Short Plats, page 103, under Auditor's File No. 9408190034, and being a portion of the Northeast ¼ of the Northeast ¼ of Section 7, Township 33 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that certain 60 foot roadway, 45 foot radius cul-de-sac and 30 foot easement over Lot 1 of said Short Plat No. 93-018 as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.



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