


This Document Prepared By:  
PNC MORTGAGE  
3232 NEWMARK DRIVE  
MIAMISBURG, OHIO 45342

  
201106220033  
Skagit County Auditor  
6/22/2011 Page 1 of 7 12:02PM

When Recording Return To: MPG  
First American Title Company  
P.O. Box 27670  
Santa Ana, CA 92799 *10020821*  
Attn: Loss Mitigation Title Services

\_\_\_\_\_  
[Space Above This Line For Recording Data]

Original Recorded Date: FEBRUARY 26, 2007  
Original Principal Amount: \$ 191,900.00

Loan No. 0005391484

### LOAN MODIFICATION AGREEMENT (Providing for Step Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 3RD day of MAY, 2011,  
between CARLA C CAMPOS, A SINGLE WOMAN

("Borrower") and PNC MORTGAGE, A DIVISION OF PNC BANK, NA

("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and  
Timely Payment Rewards Rider, if any, dated FEBRUARY 22, 2007 and recorded in

**Instrument No. 200702260250**

of the **Official** Records of **SKAGIT COUNTY, WASHINGTON**, and (2)

(Name of Records)

(County and State, or other jurisdiction)

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

**1541 PORTOBELLO AVE, SEDRO WOOLLEY, WASHINGTON 98107 98284**

(Property Address)

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument

Form 3162 6/06 (rev. 01/09)

CoreLogic Document Services

(page 1 of 5)

CoreLogic, Inc.

CLDS# FM3162 Rev. 12-01-10

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 **MAY 1, 2011**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **185,204.49** 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 for the first three years at the yearly rate of **2.000 %** from **MAY 1, 2011**, and Borrower promises to pay monthly payments of principal and interest in the amount of \$ **765.49** beginning on the **1ST** day of **JUNE, 2011**. During the fourth year, interest will be charged at the yearly rate of **3.000 %** from **MAY 1, 2014**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **849.03** beginning on the **1ST** day of **JUNE, 2014**. During the fifth year, interest will be charged at the yearly rate of **4.000 %** from **MAY 1, 2015**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **934.17** beginning on the **1ST** day of **JUNE, 2015**. During the sixth year and continuing thereafter until the Maturity Date (as hereinafter defined), interest will be charged at the yearly rate of **5.000 %**, from **MAY 1, 2016**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **1,020.35** beginning on the **1ST** day of **JUNE, 2016** and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **MARCH 01, 2037**, (the "Maturity Date"), Borrower still owes amounts under the Note and 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.



201106220033  
Skagit County Auditor

**EXHIBIT A**

**BORROWER(S):** CARLA C CAMPOS , A SINGLE WOMAN

**LOAN NUMBER:** 0005391484

**LEGAL DESCRIPTION:**

**ALSO KNOWN AS:** 1541 PORTOBELLO AVE, SEDRO WOOLLEY, WASHINGTON 98107

98284



**LEGAL DESCRIPTION**

**Exhibit "A"**

**PNC# 0005391484**

**TAX ID# 48190000110000**

LOT 11, SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2003 UNDER AUDITOR'S FILE NO. 200366990032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



201106220033  
Skagit County Auditor

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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
  - (b) all terms and provisions of any adjustable rate rider or Timely Payment Rewards Rider, where applicable, 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.



0005391484

PNC MORTGAGE, A DIVISION OF PNC BANK, NA

*[Signature]*  
Name: ~~JENNIFER LANGDON~~ *Amber Johnston* (Seal)  
Its: MORTGAGE OFFICER - Lender

*[Signature]*  
CARLA C CAMPOS (Seal)  
- Borrower

(Seal)  
- Borrower

(Seal)  
- Borrower

(Seal)  
- Borrower

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument  
CoreLogic Document Services  
CoreLogic, Inc.  
CLDS# FM3162-4 Rev. 12-01-10

Form 3162 6/06 (rev. 01/09)  
(page 4 of 5)



201106220033  
Skagit County Auditor

[Space Below This Line For Acknowledgments]

**BORROWER ACKNOWLEDGMENT**

State of Washington

County of Skagit

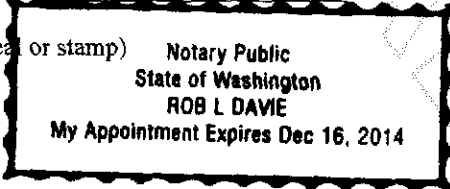
I certify that I know or have satisfactory evidence that

CARLA C CAMPOS

is the person who appeared before me, 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 5 10 11

(Seal or stamp)



(Signature)

Title

My appointment expires Dec 16 2014

**LENDER ACKNOWLEDGMENT**

State of OHIO

County of MONTGOMERY

I certify that I know or have satisfactory evidence that

JENNIFER LANCSON Amber Johnston

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the

MORTGAGE OFFICER

PNC Mortgage

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 6/2/11

(Seal or stamp)

(Signature)

Title

My appointment expires

