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Skagit County Auditor

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Prepared by:
Mortgage Electronic Registration Systems, inc.
425 Phillips Blvd
Ewing, NJ 08618

Record and Return to:
Blackstone Settlement Services
305 Old York Rd
Jenkintown, PA 19046

[Space Above This Line For Recording Data]

Servicer Loan #0048425508
Investor Loan #4008984280

MIN 10007240000660913
SIS No. (888) 679-MERS

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 24th day of July, 2014, between **CHERYL R. FLETCHER, a Single Woman** ("Borrower") and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") NOMINEE for CMG MORTGAGE, INC. DBA CMG FINANCIAL** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **December 12, 2012** and recorded on **December 21, 2012** as Document No. **201212210113**, in the Office of the **Skagit County Auditor, Washington**, 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

1263 Arrezo Drive, Sedro Woolley, Washington 98284,
(Property Address)

the real property described being set forth as follows:

See Exhibit "A"

1. As of **July 1, 2014**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$240,337.65**, 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 **4.625%**, from **July 1, 2014**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,099.86**, beginning on the **1st** day of **August, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **4.625%** will remain in effect until principal and interest are paid in full. If on **July 1, 2054** (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, 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.



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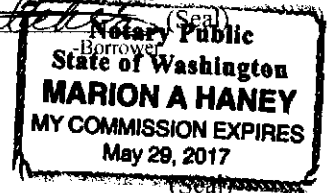
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(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

Don Alster (Seal)
MORTGAGE ELECTRONIC REGISTRATION -Lender
SYSTEMS, INC. ("MERS") NOMINEE for
CMG MORTGAGE, INC. DBA CMG FINANCIAL

Cheryl R. Fletcher (Seal)
CHERYL R. FLETCHER



By: 8/7/2014
Kim Hagen
Vice President and Assistant Secretary
Date of Lender's Signature

-Borrower

[Space Below This Line For Acknowledgments]

STATE OF WASHINGTON

COUNTY OF Skagit SS:

On this day personally appeared before me, **CHERYL R. FLETCHER**, a Single Woman, to me known (or having produced satisfactory evidence) to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

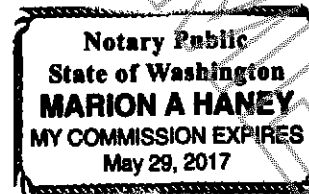
Given under my hand and seal of office this 4th day of August, 2014.

Marion A. Haney
Notary Public

Printed Name: Marion A. Haney

My Commission Expires:

May 29, 2017



SEAL/STAMP



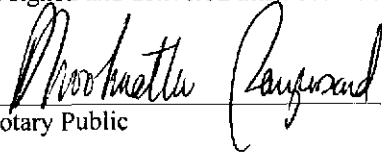
NOTARY ACKNOWLEDGEMENT

Loan Modification
CHERYL R. FLETCHER
Loan #0048425508

State of New Jersey, County of Mercer Jss:

I CERTIFY that on this the 7th day of August, 2014, Kim Hagen Vice President and Assistant Secretary at 425 Phillips Blvd., Ewing, NJ 08618 personally came before me and acknowledged under oath to my satisfaction, that this person:

- a) is named in and personally signed the attached document; and
- b) signed and delivered this document as her act and deed; and for the purposes therein expressed.


Notary Public

Print Name: Phoolmattie Rampersaud

My commission expires:

SEAL/STAMP



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EXHIBIT "A"

LOT 40, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL
DEVELOPEMENT PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED
MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260107, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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