

After recording please return to:  
ServiceLink  
Attn: Loan Modification Solutions  
3220 El Camino Real  
Irvine, CA 92602

[Space Above This Line For Recording Data]

220170578 - NAF Loan No.: 3000212879  
MIN: 100376300028749164

Investor Loan No: 4014259403

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

Assessor's Property Tax Parcel or Account Number: P45112, 351012-3-010-0001  
Abbreviated Legal Description: Abbreviated Legal Description as follows: SECTION 12, TOWNSHIP 35  
NORTH, RANGE 10 EAST, PTN OF GOV'T LOT 2  
Full legal description located on page: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF:

This Loan Modification Agreement ("Agreement"), made this 20th day of September, 2022, between  
BILLY COLBURN, SINGLE MAN, AS HIS SEPERATE ESTATE ("Borrower"), Broker Solutions Inc., dba  
New American Funding ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), as  
Nominee for Lender. This Agreement amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed  
(the "Security Instrument") dated December 7, 2017, in the amount of \$60,000.00 and recorded on December 27,  
2017 in Book, Volume, or Liber No. , at Page (or as Instrument No.  
201712270085) of the Official (Name of Records) Records of Skagit, WASHINGTON (County and State, or  
other Jurisdiction) 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:  
59516 STATE ROUTE 20, MARBLEMOUNT, WA 98267  
[Property Address]

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):

MERS Phone: 1-888-679-6377

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1. As of **May 1, 2022**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$70,248.89**, 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 **3.125%**, from **May 1, 2022**. Borrower promises to make monthly payments of principal and interest of U.S. **\$256.57**, beginning on the **1st** day of **June, 2022**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **3.125%** will remain in effect until principal and interest are paid in full. If on **May 1, 2062** (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.

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- 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.

By checking this box, Borrower also consents to being contacted by text messaging .

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6. Borrower further understands and agrees that:
- a. "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and Lender's successors and assigns and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing Trustee to institute foreclosure of the Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under the Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment will inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.
  - b. "Nominee" means one designated to act for another as its representative for a limited purpose.
  - c. Lender, as the beneficiary under the Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, assigning and releasing the Security Instrument, and substituting a successor trustee.
  - d. Notices. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with the Security Instrument will not be deemed to have been given to MERS until actually received by MERS.
  - e. Substitute Trustee. In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed under the Security Instrument who has ceased to act. Without conveyance of the Property, the successor trustee will succeed to all the title, power and duties conferred upon Trustee in the Security Instrument and by Applicable Law.
7. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in the Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender.

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Billy Colburn  
Borrower - **BILLY COLBURN**

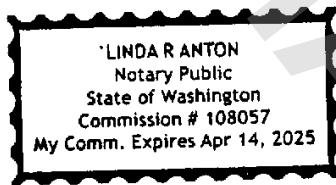
Date: 9/26/2022

ACKNOWLEDGMENT

State of WA                   §  
  §  
County of KING               §

On this day personally appeared before me **BILLY COLBURN** to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand this 26th day of Sept. 2022



Linda R Anton  
Signature

Linda R Anton  
Printed Name

Notary  
Title of Officer

Seattle WA  
Place of Residence of Notary Public

My Appointment Expires: 4/14/25

(Seal or Stamp)

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ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE  
Broker Solutions Inc., dba New American Funding

By: Karla Walta VP, Home Retention SEP 29 2022  
KARLA WALTA -Lender Date of Lender's Signature

**CORPORATE ACKNOWLEDGMENT**

State of Texas

County of Williamson

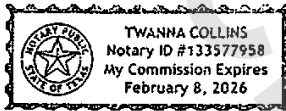
This instrument was acknowledged before me on SEP 29 2022 by Karla Walta,  
VP Home Retention of Broker Solutions Inc., dba New American Funding a California  
Corporation, on behalf of said Corporation.

[Signature]

Notary Public Signature

Twanna Collins

Printed Name



(Seal)

My Commission Expires: FEB 08 2026

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MERS

*Karla Walta*

KARLA WALTA, VP

Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions Inc., dba New American Funding, its successors and assigns

ACKNOWLEDGMENT

State of Texas

County of Williamson

§  
§  
§

SEP 29 2022

This instrument was acknowledged before me on SEP 29 2022 by Karla Walta VP of Mortgage Electronic Registration Systems, Inc, as nominee for Broker Solutions Inc., dba New American Funding, its successors and assigns a Delaware corporation, on behalf of said corporation.

*Twanna Collins*

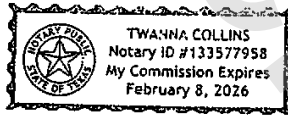
Notary Public Signature

Twanna Collins

Printed Name

FEB 08 2026

My Commission Expires: \_\_\_\_\_



(Seal)

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EXHIBIT A

**BORROWER(S): BILLY COLBURN, SINGLE MAN, AS HIS SEPERATE ESTATE**

**LOAN NUMBER: 3000212879**

**LEGAL DESCRIPTION:**

**STATE OF WASHINGTON, COUNTY OF SKAGIT, AND DESCRIBED AS FOLLOWS:**

**REAL PROPERTY IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 371 FEET OF GOVERNMENT LOT 2, IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LYING SOUTH OF HIGHWAY NO. 17. TAX PARCEL ID NO.**

**Assessor's Property Tax Parcel or Account Number: P45112, 351012-3-010-0001**

**ALSO KNOWN AS: 59516 STATE ROUTE 20, MARBLEMOUNT, WA 98267**

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