

202402130004

02/13/2024 08:31 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded mail to:
GUILD MORTGAGE COMPANY LLC
5887 COPLEY DRIVE
SAN DIEGO, CA 92111

County: SKAGIT

[Space Above This Line for Recording Data]

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein) (all areas applicable to your document must be filled in)

PARTIAL CLAIMS MORTGAGE

Reference Numbers(s) of related documents: 201608100067

Additional reference #'s on page N/A of document

Grantor(s)/Borrower(s): SERGEY V GONCHAR, TATIANA V GONCHAR

Additional Grantors on page 2 of document

Lender/Grantee(s): Department of Housing and Urban Development

Additional names on page 2 of document

Legal Description (abbreviated: i.e. log, block, plat or section, township, range)

L 11, PLAT HILLCREST LANDING, AS REC ON APRIL 15, 2013, AUDITORS
FILE NO. 201304150001, SKAGIT COUNTY, WA. Complete legal description on page 7

Assessor's Property Tax Parcel/Account Number
P131449/6012-000-000-0011

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The responsibility for the accuracy of the indexing information is that of the document preparer. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



8611011714

This Document Prepared By:

GRACE EBY
GUILD MORTGAGE COMPANY LLC
P.O. BOX 85304
SAN DIEGO, CA 92186
(800) 365-4884
NMLS# 3274

When Recorded Mail To:

GUILD MORTGAGE COMPANY LLC
5887 COPLEY DRIVE
SAN DIEGO, CA 92111

Tax/Parcel #: P131449/6012-000-000-0011

[Space Above This Line for Recording Data]

FHA Case No.: 5661962048

Loan No: 8611011714

PARTIAL CLAIMS MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **JANUARY 19, 2024**. The mortgagor is **SERGEY V GONCHAR AND TATIANA V GONCHAR, HUSBAND AND WIFE** ("Borrower"), whose address is **1737 HILLCREST LOOP, MOUNT VERNON, WASHINGTON 98274**. This Security Instrument is given to the **Secretary of Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **TWENTY-THREE THOUSAND SEVEN HUNDRED FORTY-FIVE DOLLARS AND 70 CENTS (U.S. \$23,745.70)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **SEPTEMBER 1, 2046**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale, the following described property located in the County of **SKAGIT**, State of **WASHINGTON**:

which has the address of , **1737 HILLCREST LOOP, MOUNT VERNON, WASHINGTON 98274** (herein "Property Address");

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

Partial Claims Agreement 12052023_105



TAX/PARCEL NO. P131449/6012-000-000-0011

Tax Parcel No. P131449/6012-000-000-0011

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing, is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal. Borrower shall pay when due the principal of the debt evidenced by the Note.

2. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Borrower: SERGEY V GONCHAR

02.05.2024
Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that **SERGEY V GONCHAR**, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

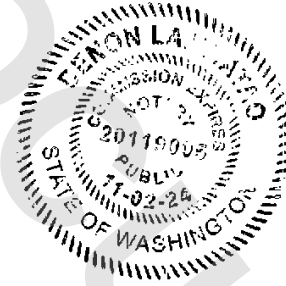
_____ This notarial act involved the use of communication technology

Dated: 02/05/2024

[Signature]
Signature of Notary Public

Notary Public Printed Name: Deron Lamont

My commission expires: 11/02/2024



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Borrower: TATIANA V GONCHAR

02.05.2024
Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that **TATIANA V GONCHAR**, is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

_____ This notarial act involved the use of communication technology

Dated: 02/05/2024

[Signature]
Signature of Notary Public

Notary Public Printed Name: Denon Lamatao

My commission expires: 4/02/2024



EXHIBIT "A"

LOT 11, PLAT OF HILLCREST LANDING, AS RECORDED ON APRIL 15, 2013, UNDER AUDITORS FILE NO. 201304150001, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 12, PLAT OF HILLCREST LANDING, AS RECORDED ON APRIL 15, 2013, UNDER AUDITORS FILE NO. 201304150001, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THAT POINT ON THE RIGHT OF WAY LINE OF HILLCREST LOOP OF SAID PLAT WHICH IS THE CORNER COMMON TO LOTS 11 AND 12 OF SAID PLAT; THENCE N 85 DEGREES 39 MINUTES 39 SECONDS E ALONG THE LINE COMMON TO SAID LOTS, A DISTANCE OF 67.58 FEET; THENCE S 62 DEGREES 12 MINUTES 23 SECONDS E ALONG THE LINE COMMON TO SAID LOTS, A DISTANCE OF 4.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 87 DEGREES 43 MINUTES 03 SECONDS E A DISTANCE OF 11.84 FEET; THENCE S 57 DEGREES 09 MINUTES 56 SECONDS E A DISTANCE OF 67.53 FEET TO THE MOST EASTERLY CORNER COMMON TO SAID LOTS; THENCE N 62 DEGREES 12 MINUTES 23 SECONDS W ALONG THE LINE COMMON TO SAID LOTS A DISTANCE OF 77.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPT THAT PORTION OF LOT 11 PLAT OF HILLCREST LANDING, AS RECORDED ON APRIL 15, 2013, UNDER AUDITORS FILE NO. 201304150001, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THAT CERTAIN POINT ON THE RIGHT OF WAY LINE OF HILLCREST LOOP OF SAID PLAT WHICH IS THE CORNER COMMON TO LOTS 11 AND 12 OF SAID PLAT; THENCE N 85 DEGREES 39 MINUTES 39 SECONDS E ALONG THE LINE COMMON TO SAID LOTS, A DISTANCE OF 67.58 FEET; THENCE S 62 DEGREES 12 MINUTES 23 SECONDS E ALONG THE LINE COMMON TO SAID LOTS, A DISTANCE OF 4.84 FEET; THENCE S 87 DEGREES 43 MINUTES 03 SECONDS W, A DISTANCE OF 71.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SITUATED IN SKAGIT COUNTY, WASHINGTON. APN: P131449/6012-000-000-0011.