

After Recording Return To:
1st Security Bank of Washington
c/o DocProbe
1820 Swarthmore Avenue
P.O. Box 840
Lakewood, NJ 08701

Chicago Title
ACCOMMODATION 500142690

[Space Above This Line for Recording Data]

Modification Loan #: 5152441640

LOAN MODIFICATION AGREEMENT
(Providing for Adjustable Interest Rate)

This Loan Modification Agreement ("Agreement"), made this August 7, 2024 between JENNIFER A FOUNTAIN AND KEVIN D FOUNTAIN, A MARRIED COUPLE, and 1st Security Bank of Washington ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated May 25, 2023 and recorded under recording number, 202305310015, Skagit County - WA and (2) the Adjustable Rate 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 890 Burlington Heights Dr Burlington, WA 98233, the real property described being set forth as follows:

LOT 61, "PLAT OF TINAS COMA", AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel: P117096 / 4755-000-061-0000

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

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 August 7, 2024 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 754,000.00 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 6.750%, from September 1, 2024. The interest rate Borrower will pay may change in accordance with the terms of the Note. Borrower promises to make monthly payments of principal and interest of U.S \$4,890.43 beginning on the 1st day of October, 2024. The amount of Borrower's monthly payments may change in accordance with the terms of the Note. Borrower will continue to make monthly payments on the same day of each succeeding month until principal and interest are paid in full, except that, if not sooner paid, the final payment of principal and interest shall be due and pay able on the 1st day of September, 2054, which is the present or extended Maturity Date.
3. If on 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.

4. 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.

Jennifer A Fountain (Seal)
-Borrower

Kevin D Fountain (Seal)
-Borrower

_____ [Space Below This Line for Acknowledgments] _____

STATE OF Washington
COUNTY OF SKagit

I certify that I have personally watched, Jennifer A Fountain and Kevin D Fountain, sign the name(s) typed on the signature line. I further certify that I have obtained sufficient identification to have knowledge that, in fact, the above signature(s) belong to the parties named.

Dated this 16 Day of August, 2024.

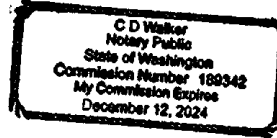
(SEAL)



C D Walker
Notary Public
C. D. Walker
Printed Name
My Commission Expires: 12-12-24

Ist Security Bank of Washington -Lender

By: [Signature]
Ist Security Bank of Washington
8/20/2024
Date of Lender's Signature



NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT Loan Modification Agreement

File No: 500142690

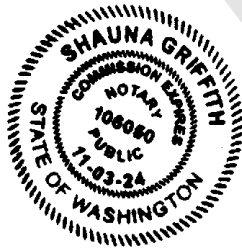
Date: August 20, 2024

1st Security Bank of Washington

By: *Penny Graf*
Penny Graf

STATE OF _____)
County of King)ss.

This instrument was acknowledged before me on this 20 day of August, 2024
by Penny Graf as VP Home Lending Processing Manager of 1st Security Bank of Washington, on behalf
of the Bank.



Shauna Griffith
Notary Public for Washington
My commission expires: November 3, 2024