



201509300009

Skagit County Auditor

\$128.00

9/30/2015 Page

1 of

7 9:53AM

Document Title: Loan modification Agreement

Reference Number:

201201200089

Grantor(s):

☐ additional grantor names on page ____

1. Kurt V Perry

2.

Grantee(s):

☐ additional grantee names on page ____

1. Mortgage Electronic Registration Systems, Inc.

2. Branch Banking and Trust Company

Abbreviated legal description:

☒ full legal on page(s) 5

Lot 21, Plat of Klinger Estates

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

48910000210000

I Stephanie Pate, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Stephanie Pate

Dated

9/23/15

[Space above this Line for Recording Data]
Prepared By: DeAnn Ortiz
Return To: Branch Banking and Trust Co.
301 College St
Greenville SC, 29601

BB&T Mortgage Loan No- 6995605315

MIN NO: 1001679 0000921255 4

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), is effective August 1, 2015, between Kurt V Perry (Borrower) an unmarried man and Mortgage Electronic Registration Systems Inc.(MERS) as nominee for lender Branch Banking and Trust Company, amends and supplements (1) the Note made by the Borrower, dated 01/12/2012 in the original principal sum of U.S. \$162,244.00 and (2) the Mortgage, Deed of Trust, or Deed to Secure Debt ("the Security Instrument") securing the Note recorded on 01/20/2012 in File No. 201201200089 in the Office of the Registry of Skagit County. For the purpose of this Agreement, the term "Property" shall be the real property and personal property, if any, together with any improvements located thereon, as more particularly described in the Security Instrument and having an address of:

345 HELEN ST
SEDRO WOOLLEY WA 98284

The real property described being set forth as follows:

See attached exhibit "A"

Tax Parcel ID #:
48910000210000
(P124439)

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. Borrower hereby acknowledges that prior to this modification the outstanding unpaid principal balance due under the Note and Security Instrument is \$155,651.05.
2. The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, cost and expenses, in the total amount of \$18,319.65 has been added to the indebtedness under the terms of the Note and Security Instrument resulting in a total indebtedness due of U.S. \$173,970.70 (the new "Unpaid Principal Balance").
3. The borrower promises to pay the new Unpaid Principal Balance to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the annual rate of 3.750%, from August 1, 2015. The borrower promises to make monthly payments of principal and interest of U.S. \$863.99 beginning on September 1, 2015 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on February 1, 2042 (the "Maturity Date"), the borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments to and at Branch Banking and Trust Company, Mortgage Payment Center, P.O. Box 580302, Charlotte, NC 28258-0302 or such other place as the Lender may require.

Borrower Initial: KP

4. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.
5. The borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the 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.
6. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Borrower Initial: 14P

(Individual Acknowledgement)

Witness our hands and seals to this Agreement this 13th day of June, 2015.

[Signature]
Witness Signature

Madison Garcia
Witness Printed Name

BY: [Signature]
Borrower: Kurt V Perry

[Signature]
Witness Signature

Marcia Garcia
Witness Printed Name

STATE OF Washington

COUNTY OF SKagit

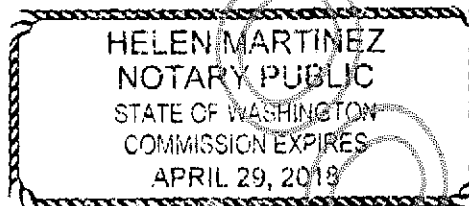
I, Helen Martinez, a Notary Public of said county do hereby certify that Kurt V Perry, Borrower(s) personally appeared before me this day and acknowledged the execution of the foregoing AGREEMENT.

The execution thereof SWORN to before me this 13th day of June, 2015.

NOTARY PUBLIC FOR STATE OF Washington

My Commission Expires: April 29, 2018

[Signature]
Notary Public



BB&T Mortgage Loan No. 6995605315

MIN NO: 1001679 0000921255 4

P.O. Box 2026

Flint, MI 48501-2026

MERS Phone: 1-888-679-6377

(Corporate Acknowledgement)

Witness our hands and seals to this Agreement this 18th day of June, 2015.

WITNESSED BY:

[Signature]

Printed Name: Asley Walker

Mortgage Electronic Registration Systems Inc.
as nominee for lender.

BY [Signature]

JIM ADAM

Assistant Secretary

[Signature]

Printed Name: Thomas Duncan

STATE OF South Carolina

COUNTY OF Greenville

[Signature]

I, Tammy Andrews Gonzalez, Notary Public of said County, do hereby certify that, JIM ADAM
Lender/Note Holder, personally appeared before me this day and acknowledged that he/she is Assistant Secretary of
Mortgage Electronic Registration Systems Inc. On behalf of the corporation I acknowledge the due execution of the
foregoing instrument.

SWORN TO BEFORE ME THIS 18 day of June, 2015.

My Commission Expires:

TAMMY ANDREWS GONZALEZ
Notary Public - State of South Carolina
My Commission Expires June 10, 2024

[Signature]
Notary Public

Notary Public of South Carolina

Exhibit "A"

**Lot 21, Plat of Klinger Estates, according to the plat thereof recorded May 8, 2006, under auditor's file
No. 200605080213, records of Skagit County, Washington**

Mers No.: 1001679 0000921255 4
BB&T Loan No.: 6995605315

KURT V PERRY
345 HELEN ST
SEDRO WOOLLEY WA 98284

**ERRORS AND OMISSIONS
COMPLIANCE AGREEMENT**

In consideration of
Branch Banking and Trust Co.

(the "Lender") agreeing to modify the referenced loan (the "Loan") to the Borrower, the Borrower agrees that if requested by the lender, the Borrower will correct, or cooperate in the correction of, any clerical errors made in any document or agreement entered into in connection with the modification of the Loan, if deemed necessary or desirable in the reasonable discretion of the Lender, to enable Lender to sell, convey, seek guaranty or market the Loan to any entity, including without limitation, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, the Federal Housing Authority, the Department of Veterans Affairs or any municipal bond authority.

The Borrower agrees to comply with all such request made by the Lender within 30 days of receipt of written request from the Lender. Borrower agrees to assume all costs that may be incurred by the Lender, including without limitation, actual expenses, legal fees and marketing losses, as a result of the Borrower's failure to comply with all such requests within such 30 day period.

The Borrower makes this agreement in order to assure that the documents and agreements executed in connection with the modification of the Loan will conform to and be acceptable in the marketplace in the event the Loan is transferred, conveyed, guaranteed or marketed by the Lender.


Borrower: KURT V PERRY

DATE: 6/13/15

DATE:

DATE:

DATE: