

When recorded mail to:

CARRINGTON MORTGAGE SERVICES, LLC
C/O LOSS MITIGATION POST CLOSING DEPARTMENT
500 N. STATE COLLEGE BLVD. SUITE 1400
ORANGE, CA 92868

County: SKAGIT

[Space Above This Line for Recording Data]

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW65.04)

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: INSTRUMENT NO. 202208310119

Additional reference #'s on page NA of document

Grantor(s)/Borrower(s): ALEXANDER ROBERT KOTOVIC, ANNA LOUISE KERR

Additional Grantors on page 2 of document

Lender/Grantee(s): Secretary of Housing and Urban Development, his/her successors and assigns

Additional names on page 2 of document

Trustee(s): CHICAGO TITLE COMPANY OF WASHINGTON

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

LOT 17, PLAT OF BAKERVIEW WESTComplete legal description on page 7Assessor's Property Tax Parcel/Account Number
P113631☐ 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.

 4001473332

This Document Prepared By:
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CARRINGTON MORTGAGE SERVICES, LLC
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DEPARTMENT
500 N. STATE COLLEGE BLVD. SUITE 1400
ORANGE, CA 92868

Tax/Parcel #: P113631

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FHA Case No.: FR5663752817703

Loan No: 4001473332

PARTIAL CLAIMS MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on MAY 18, 2026. The mortgagor is ALEXANDER ROBERT KOTOVIC AN UNMARRIED PERSON, AND ANNA LOUISE KERR AN UNMARRIED PERSON ("Borrower"), whose address is 2906 DAVID PL, MOUNT VERNON, WASHINGTON 98273. This Security Instrument is given to the Secretary of Housing and Urban Development, his/her successors and assigns, whose address is 451 Seventh Street SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED NINE DOLLARS AND 85 CENTS Dollars (U.S. \$123,309.85). 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 JUNE 1, 2056.

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:

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which has the address of, 2906 DAVID PL, MOUNT VERNON, WASHINGTON 98273 (herein "Property Address");

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

Tax Parcel No. P113631

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 will 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 seized 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 any 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.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS

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.

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 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 a Lender under this Paragraph or applicable law.

8. Homestead Estate. If Borrower heretofore has acquired or hereafter acquires an estate of homestead in the Property, Borrower hereby agrees that such homestead estate is waived to the extent of this Security Instrument and the amount due under the Note and to the extent of all renewals, extensions and modifications of this Security Instrument or the Note, and that said homestead estate is subject to all of the rights of Lender under this Security Instrument and the Note and all renewals, extensions and modifications of this Security Instrument and the Note, and is subordinate to the lien evidenced by this Security Instrument, and all renewals, extensions and modifications of this Security Instrument. Furthermore, Borrower hereby waives the benefits of any homestead or similar laws or regulations that may otherwise be applicable from time to time.

9. Borrower agrees that any costs, fees and/or expenses incurred in connection with servicing the loan that may be legally charged to the account, but have not been charged to the account as of the date the Modification Effective Date, may be charged to the account at a later date and shall be the Borrower's responsibility to pay in full. For example, if the loan is in foreclosure there may be foreclosure fees and costs that have been incurred but not yet assessed to the account as of the date the Modification Effective Date; Borrower will remain liable for any such costs, fees and/or expenses.

10. Capitalization of Arrearages and Treatment of Certain Fees and Charges.

Pursuant to applicable requirements of the U.S. Department of Housing and Urban Development ("HUD") Handbook 4000.1, certain fees and charges, such as property inspection fees and property preservation costs, are excluded from the calculation of Arrearages and therefore have not been capitalized into the modified principal balance of this Loan. These fees and costs shall remain outstanding on the Loan account and shall be due and payable in accordance with the terms of the original Note and Security Instrument. Such amounts shall not accrue additional interest, nor shall they be considered part of the modified principal balance. However, they shall remain a valid and enforceable obligation of the Borrower and shall be collectible upon payoff, refinance, or other satisfaction of the Loan.

11. If the Borrower is currently subject to the protections of any automatic stay in bankruptcy, or have obtained a discharge in bankruptcy proceeding without reaffirming the mortgage loan debt, nothing in this Agreement or any other document executed in connection with this Agreement shall be construed as an attempt by Lender to impose personal liability under the Note and Deed of Trust/Mortgage and Promissory Note/Partial Claims Mortgage. In such case, this Agreement is entered into in the ordinary course of business between the Lender and the Borrower in lieu of pursuit of interim relief to enforce the lien. This Agreement does not revive the Borrower's personal liability under the Note and Deed of Trust/Mortgage and Promissory Note/Partial Claims Mortgage, nor is it an attempt to collect, recover or offset any such debt as a personal liability of Borrower under the Note and Deed of Trust/Mortgage and Promissory Note/Partial Claims Mortgage.

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

Alexander Robert Kotovic
Borrower: ALEXANDER ROBERT KOTOVIC

6/18/26 AK
Date

Anna Louise Kerr
Borrower: ANNA LOUISE KERR

6-18-26
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 ALEXANDER ROBERT KOTOVIC, ANNA LOUISE KERR, 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: 6.18.2026

Gratianna E Martin
Signature of Notary Public

Notary Public Printed Name: Gratianna E Martin

My commission expires: May 27th 2028



EXHIBIT A

BORROWER(S): ALEXANDER ROBERT KOTOVIC AN UNMARRIED PERSON, AND ANNA LOUISE KERR AN UNMARRIED PERSON

LOAN NUMBER: 4001473332

LEGAL DESCRIPTION:

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:

LOT 17, "PLAT OF BAKERVIEW WEST", AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 13 THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax/Parcel No. P113631

ALSO KNOWN AS: 2906 DAVID PL, MOUNT VERNON, WASHINGTON 98273