

Skamania County, WA
Total: \$309.50 Pgs=7
MODAG
Request of: CORNERSTONE HOME LENDING
eRecorded by: Simplifile

2024-000104

01/29/2024 07:44 AM

RETURN NAME and ADDRESS

Cornerstone Home Lending

1177 West Loop South, Suite 600

Houston, TX 77027

Please Type or Print Neatly and Clearly All Information

Document Title(s)

Construction Conversion Modification Agreement

Reference Number(s) of Related Documents

Document # 2023-001044, recorded 07/27/2023

Grantor(s) (Last Name, First Name, Middle Initial)

Bryan Chris Griffith

Wade L Griffith

Grantee(s) (Last Name, First Name, Middle Initial)

Cornerstone Home Lending

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

Lot 3, Carson Meadows Short Plat II

Exhibit A Attached

Assessor's Tax Parcel ID Number 03082911381600

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

After Recording Return To:

CORNERSTONE HOME LENDING
C/O DocProbe
1133 Ocean Avenue
Mail stop code: DP7243
Lakewood, NJ 08701
ATTN:

Loan No.: 3740000371

[Space Above This Line For Recording Data]

CONSTRUCTION CONVERSION MODIFICATION AGREEMENT
(Fixed Interest Rate)

TWO ORIGINAL MODIFICATION AGREEMENTS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE NOTE AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED

This Construction Conversion Modification Agreement (the "Agreement"), made and effective this 20th day of **July, 2023** between **CORNERSTONE HOME LENDING** ("Lender") and **BRYAN CHRIS GRIFFITH, AN UNMARRIED PERSON, AND WADE L GRIFFITH AND AMANDA JEAN GRIFFITH, A MARRIED COUPLE** ("Borrower"), modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the interim construction financing fixed interest rate Note (the "Fixed Rate Note") to Lender dated the 20th day of **July, 2023**, in the original principal sum of U.S. **\$359,059.00** and secured by (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Rider(s), if any, dated the same date as the Fixed Rate Note and recorded in Book or Liber Document # 2023-001044, at pages N/A, of the County Records, [Name of Records] of **SKAMANIA, WASHINGTON** [County and State, or other Jurisdiction]. The Security Instrument covers the real and personal property described in the Security Instrument and defined as the "Property", located at:

82 VIVIAN COURT, CARSON, WASHINGTON 98610
[Property Address]

the real property described being set forth as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Manufacturer: GOLDEN WEST HOMES

Make:

Model: WISTERIA / ING 524F

Model Year: 2023

Serial Number: NOT AVAILABLE

Borrower and Lender agree that on or before the date of this Agreement the construction or renovation, as applicable, of the Property has been completed and that all loan proceeds have been disbursed to Borrower in accordance with the terms of the Fixed Rate Note. Borrower and Lender have agreed to modify the terms of the Fixed Rate Note and Security Instrument in accordance with the terms of this Agreement. This Agreement is not a novation.

In consideration of the mutual promises and agreements exchanged, Lender and Borrower agree as follows (notwithstanding anything to the contrary contained in the Fixed Rate Note and Security Instrument)

1. **Current Loan Balance.** As of **July 20, 2023**, the amount payable under the Fixed Rate Note and Security Instrument, each as modified by this Agreement, (the "Unpaid Principal Balance") is U.S. **\$359,059.00**. Interest, if any, has been paid through the date of this Agreement.
2. **Note Modification.** The terms and provisions of the interim construction financing stated in the Fixed Rate Note in Paragraphs 2 and 3, are amended and modified as follows:
 - (a) **Interest.** Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the unpaid principal until the full amount of the Unpaid Principal Balance has been paid. Borrower must pay interest at a yearly rate of **7.250%**. This interest rate shall apply both before and after any default described in the Fixed Rate Note.
 - (b) **Payments.** Borrower promises to make monthly payments in the amount of U.S. **\$2,449.42**. Borrower shall pay principal and interest by making a payment every month. Borrower shall make the monthly payment on the **FIRST** day of each month beginning on **January, 2024**. Borrower shall make these payments every month until Borrower has paid all of the principal and interest and any other charges described in the Fixed Rate Note. The monthly payments shall be applied as stated in the Fixed Rate Note. If on **12/01/2053**, (the "Maturity Date"), Borrower still owes amounts under the Fixed Rate Note and the Security Instrument, each as amended by this Agreement, Borrower will pay those amounts in full on the Maturity Date. Borrower must make the monthly payments at the place stated in the Fixed Rate Note or such other place as Lender may require.
 - (d) **Other Terms Remain in Effect.** Other terms, including, without limitation, terms related to Borrower's right to prepay, loan charges, late charges and default, obligations of persons under the Note and payment in full in the event of a sale or transfer of the property, that are stated in the Fixed Rate Note remain in full force and effect.
 - (e) **Compliance with Covenants.** Borrower shall 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.
3. **Amendments to the Security Instrument.** The terms and provisions of the interim construction financing stated in the Security Instrument are amended and modified as follows: those marked are applicable:

- [](a) Increase in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been increased by U.S. \$.
- [](b) Decrease in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been decreased by U.S. \$.
- [X](c) Change in Maturity Date. The Unpaid Principal Balance if not paid sooner is due in full not later than 12/01/2053.
- [X](d) Security Instrument Riders Cancelled. The rider(s) to the Security Instrument pertaining to the interim construction financing are null and void and of no further effect as of the date of this Agreement.
- [X](e) Additional Security Instrument Rider(s). The terms and conditions of the Security Instrument are further amended and modified by the terms and conditions stated in the Security Instrument Rider(s), dated the date of this Agreement, fully executed and delivered by Borrower, and attached to and incorporated into this Agreement by reference.
4. Recordation. This Agreement shall be recorded, together with any applicable attachments, in all places where the Security Instrument is recorded.
5. No Release. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Fixed Rate Note or Security Instrument. Except where otherwise specifically provided in this Agreement, the Fixed Rate Note and Security Instrument shall remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions of these instruments, as amended by this Agreement.

In Witness Whereof, Lender and Borrower have executed this Agreement.

**CORNERSTONE HOME LENDING, a division of
Cornerstone Capital Bank, SSB**

Name of Lender

Bryan Chris Griffith (Seal)
BRYAN CHRIS GRIFFITH -Borrower

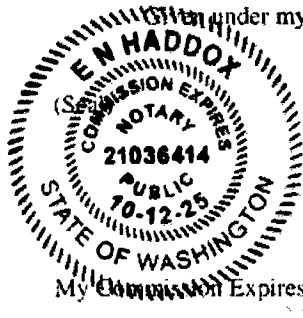
Wade L. Griffith (Seal)
WADE L. GRIFFITH -Borrower

Amanda Jean Griffith (Seal)
AMANDA JEAN GRIFFITH -Borrower

STATE OF WASHINGTON

County of SKAMANIA

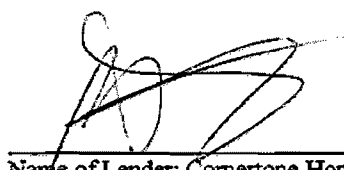
Before me E N Haddox on this day personally appeared **BRYAN CHRIS GRIFFITH and WADE L GRIFFITH and AMANDA JEAN GRIFFITH** known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.



My Commission Expires: 10/12/25

E N Haddox
Notary Public

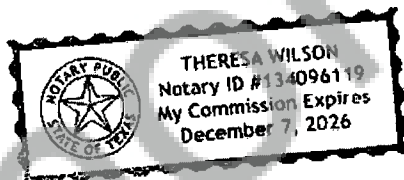
CORNERSTONE HOME LENDING NMLS: 2258 DEBRA SUE MCCLOUD NMLS: 487497


Name of Lender: Cornertone Home lending, a division of
Cornerstone Capital Bank, SSB
Signor: Pandy Burton
Title: Asst. Vice president

STATE OF Texas
COUNTY OF Harris

On January 5, 2024 before me, Theresa Wilson, Notary Public, personally appeared Pandy Burton of Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB who proved to me on the basis of satisfactory evidence to be the person(s) whos name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they are executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the intrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given under my hand and seal of office this 5 day of January, 2024.



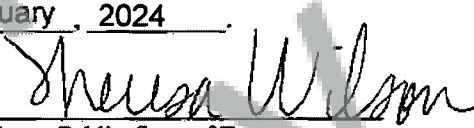

Notary Public, State of Texas
Name: Theresa Wilson
Notary ID: 134096119
My Comission Expires: 12/07/2026

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the CARSON MEADOWS Short Plat II, recorded as Auditor File Number 2018000639, Skamania County Records.