

Skamania County, WA  
Total: \$308.50 Pgs=6  
MODAG  
Request of: CORNERSTONE HOME LENDING  
eRecorded by: Simplifile

**2024-000181**

02/20/2024 07:52 AM

After Recording Return To:

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

Loan No.: 5850007694

[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 1st day of November, 2023 between CORNERSTONE HOME LENDING ("Lender") and GUY W COE AND CHRISTINE ANN PFOTZER COE, 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 9th day of May, 2023, in the original principal sum of U.S. \$306,231.00 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 Instrument # 2023-000675, 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:

**42 JAMCATTS RD, STEVENSON, WASHINGTON 98648**  
[Property Address]

the real property described being set forth as follows:

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

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 **November 1, 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. **\$306,231.00**. 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 **6.625%**. 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. **\$1,960.83**. 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 **December, 2023**. 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 **11/01/2053**, (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 11/01/2053.

[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.

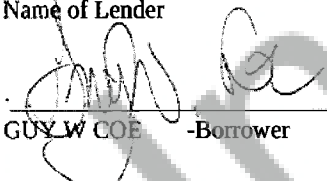
[X](e) Additional Security Instrument Rider(s). The terms and conditions of the Security Instrument are further amended and modified by the terms and conditions stated in the Security Instrument Rider(s), dated the date of this Agreement, fully executed and delivered by Borrower, and attached to and 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

 (Seal)  
GUY W COE -Borrower

 (Seal)  
CHRISTINE ANN PFOTZER COE -Borrower

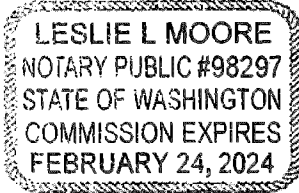
STATE OF WASHINGTON

County of SKAMANIA

Before me Leslie L Moore on this day personally appeared GUY W COE and CHRISTINE ANN PFOTZER COE known to me (or proved to me on the oath of WA W0L6PB75C83B or through WA W0L22RNG443B) 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.

Given under my hand and seal of office this 12<sup>th</sup> day of February, 2024.

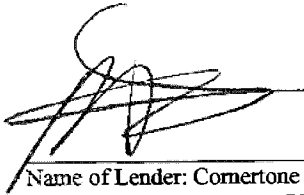
(Seal)



Leslie L Moore  
Notary Public

My Commission Expires: 2/24/2024

CORNERSTONE HOME LENDING NMLS: 2258 DANIEL J HUEGEL NMLS: 583035

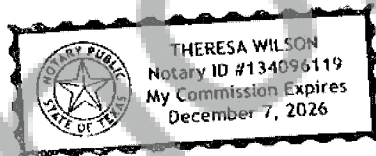


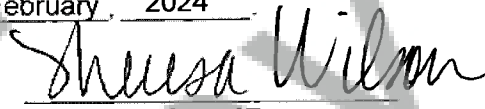
Name of Lender: Cornertone Home lending, a division of  
Cornerstone Capital Bank, SSB  
Signor: Pandy Burton  
Title: Asst. Vice president

STATE OF Texas  
COUNTY OF Harris

On February 14, 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 instrument 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 14 day of February, 2024



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

**EXHIBIT "A"**

**A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**LOT 1 OF DAVISON SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 300, RECORDS OF SKAMANIA COUNTY, WASHINGTON**

Unofficial  
Copy