



201012010016

Skagit County Auditor

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When Recorded Return To:  
ISGN  
PO BOX 2590  
CHICAGO, IL. 60690

Document Title (s): DEED OF TRUST

Grantor (s): BRADLEY DAVID WALTERS

Grantee (s): KEYBANK NATIONAL ASSOCIATION

Trustee: FIRST AMERICAN TITLE INS. COMP

Legal Description: PTN OF SW¼ OF NW¼ OF NW¼ OF NW¼ AND PTN OF SW¼  
OF NW¼ OF NW¼, SEC 14, TWP 34N, RGE 1E, W.M.

Assessor's Property Tax Parcel or Account Number: P19410

Reference Numbers of Documents Assigned or Released:



WALTERS, BRADLEY D

After Recording Return To:

KeyBank National Association  
ISGN - Recording Dept  
P. O. Box 16430  
Boise, ID 83715

[Space Above This Line For Recording Data]

## SHORT FORM OPEN-END DEED OF TRUST

### DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

"Master Form" means that certain Master Form Open-End Deed of Trust recorded in the Office of the Recorder on 02/10/10, in Book/Volume \_\_\_\_\_ at Page(s) \_\_\_\_\_ or Recording No. 201002100021, for land situate in the County of SKAGIT

"Borrower" is  
BRADLEY DAVID WALTERS, UNMARRIED

The Borrower's address is 4207 SHARPE RD  
ANACORTES, WA 98221

Borrower is the trustor or Grantor under this Security Instrument.

"Lender" is KeyBank National Association  
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144. Lender  
is the beneficiary or Grantee under this Security Instrument.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property," which includes the real property located at:

4207 SHARPE RD ANACORTES, WA 98221  
("Property Address"), which is also located in [include lot, block, plat name, section-township-range, as appropriate]:

the County of SKAGIT, in the State of Washington

PTN OF SW1/4 OF NW1/4 OF NW1/4 OF NW1/4 AND PTN OF SW1/4 OF  
NW1/4 OF NW1/4, SEC 14, TWP 34N, RGE 1E, W.M.

and as may be more fully described in Schedule A (see, Page 4). The Assessor's Tax Parcel or Account Number for this property is: P19410

"Security Instrument" means this document, which is dated 11/15/10, together with all Riders to this document.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument.

"Trustee" is  
FIRST AMERICAN TITLE INSURANCE COMPANY  
2101 FOURTH AVE SUITE 800  
SEATTLE, WA 98121

"Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated the same day as this Security Instrument. The Debt Instrument evidences amounts Borrower owes Lender, or may owe Lender, which may vary from time to time up to a maximum principal sum outstanding at any one time of U.S. \$ 200,000.00 plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than the Maturity Date, which is 11/19/2045.

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants



and conveys to Trustee, in trust, with power of sale, the following described Property located at the address provided above.

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 shall 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 seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 23 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

BORROWER:

*[Handwritten Signature]*  
BRADLEY DAVID WALTERS

BORROWER:

BORROWER:

BORROWER:

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BORROWER:

BORROWER:



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STATE OF WASHINGTON  
CITY/COUNTY OF Skagit

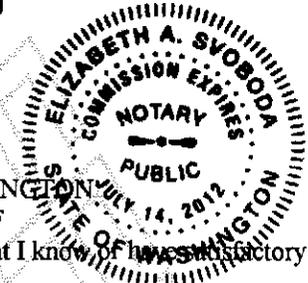
I certify that I know or have satisfactory evidence that Bradley David Walters

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/15/2010

Elizabeth A. Svoboda  
Notary Public

Title \_\_\_\_\_  
My Appointment expires: 7/14/12



STATE OF WASHINGTON  
CITY/COUNTY OF

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Title \_\_\_\_\_  
My Appointment expires: \_\_\_\_\_

STATE OF WASHINGTON  
CITY/COUNTY OF

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is that person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that he/she was authorized to execute this instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Title \_\_\_\_\_  
My Appointment expires: \_\_\_\_\_

(Seal or Stamp)

**THIS INSTRUMENT PREPARED BY:** KeyBank National Association / David G. Fisher



**Schedule A**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR THEREIN THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LYING NORTHERLY OF THE G.W. GOODIER COUNTY ROAD, EXCEPT THE WEST 82.50 FEET THEREOF ALSO, THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LYING NORTHERLY OF THE G. W. GOODIER COUNTY ROAD, EXCEPT THE WEST 82.50 FEET THEREOF, ALL IN SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREV LEGAL PTN OF SW1/4 OF NW1/4 OF NW1/4 OF NW1/4 AND PTN OF SW1/4 OF NW1/4 OF NW1/4, SEC 14, TWP 34N, RGE 1E, W.M. PARCEL ID P19410

**Schedule B**



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Reference Number: 102861818540C