



201102010145

Skagit County Auditor

2/1/2011 Page

1 of

6 10:35AM

Return To (name and address):
Southwest Financial Services, Ltd.
537 E Pete Rose Way, STE 300
Cincinnati, OH 45202



018725517-000231180

This Space Provided for Recorder's Use

When Recorded Return To:

Document Title(s): Deed of Trust

Grantor(s): See GRANTOR below

Grantee(s): U.S. Bank National Association ND

Legal Description: THE NORTH 255 FEET OF TRACT "I", LESS ROAD, BEING THE NORTHERLY 5
Assessor's Property Tax Parcel or Account Number: P62080

Reference Numbers of Documents Assigned or Released:

State of Washington

Space Above This Line For Recording Data

DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is ..01/07/2011.....
..... The parties and their addresses are:

GRANTOR:

THOMAS DODD and SHELIA DODD, Husband and Wife. KEIKO M. DODD, Unmarried.

- ☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE:

U.S. Bank Trust Company, National Association,
a national banking association organized under the laws of the United States
111 SW Fifth Avenue
Portland, OR 97204

LENDER:

U.S. Bank National Association ND,
a national banking association organized under the laws of the United States
4325 17th Avenue SW
Fargo, ND 58103

70.

(page 1 of 3)

SD

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:
See attached Exhibit "A"

The property is located in SKAGIT COUNTY at
(County)
18356 BIG LAKE BLVD W., MOUNT VERNON, Washington 98274-8393..
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 66,448.23..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
- A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)*
Borrower(s): THOMAS DODD and KEIKO DODD
Principal/Maximum Line Amount: 66,448.23
Maturity Date: 01/25/2026
Note Date: 01/07/2011
 - B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
 - C. All obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
 - D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.



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This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **MASTER FORM.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust master form (Master Form), inclusive, dated 01/19/2007 and recorded as Recording Number or Instrument Number 200701190037 in Book at Page(s) in the SKAGIT County, Washington, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Form was recorded.

6. **OTHER TERMS.** ☐ **Mortgage Rider - Escrow for Taxes and Insurance.** If checked, the covenants and agreements of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into and supplement and amend the terms of this Security Instrument.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

Thomas Dodd 1/7/11 (Signature) THOMAS DODD (Date)
Shelia Dodd 1/7/11 (Signature) SHELIA DODD (Date)

ACKNOWLEDGMENT:

STATE OF WA, COUNTY OF SKAGIT } ss.
(Individual) I certify that I know or have satisfactory evidence that THOMAS DODD and SHELIA DODD, Husband and Wife.

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jan 7, 2011

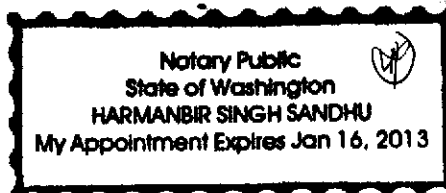
(Seal)

Notary Public in and for the State of Washington,
Residing At:

Whatcom County

My notary
appointment expires:
Jan 16, 2013

Prepared By:
Southwest Financial Services, Ltd.
537 E Pete Rose Way, STE 300
Cincinnati, OH 45202



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SIGNATURE ADDENDUM

Date of Real Estate Document: 01/07/2011

Additional Parties Type: _____

Name and Address of Parties: _____

SIGNATURES. By signing, the undersigned agree to the terms contained in the named real estate document. The undersigned also acknowledge receipt of a copy of this named real estate document.

Keiko M. Dodd by Thomas Dodd R.O.A.
Signature KEIKO M. DODD

Signature _____

Signature _____

Signature _____

Signature _____

Signature _____

Signature _____

Signature _____

WASHINGTON SIGNATURE REAL ESTATE ADDENDUM

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ACKNOWLEDGMENT.

(Individual) STATE OF WA, COUNTY OF Skagit } ss.

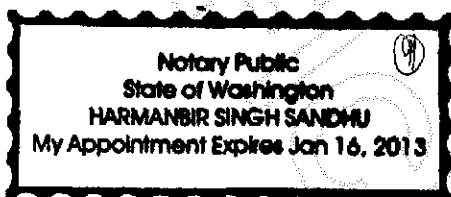
I certify that I know or have satisfactory evidence that

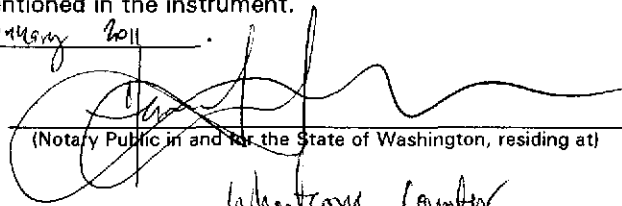
KEIKO M. DODD, Unmarried

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that he/she/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 7th day of January 2011.

My appointment expires:




(Notary Public in and for the State of Washington, residing at)
Whitcomb County

(Individual) STATE OF _____, COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that he/she/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____

My appointment expires:

(Notary Public in and for the State of Washington, residing at)



EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 18725517
Order Date : 12/16/2010
Reference : 20103371914481
Name : THOMAS DODD
 KEIKO DODD
Deed Ref : N/A

Index #:

Parcel #: P62080

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR(S) THEREIN:

THE NORTH 255 FEET OF TRACT "I" OF BIG LAKE WATERFRONT TRACTS", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID NORTH 255 FEET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT "I" WHICH POINT IS ON THE EASTERLY LINE OF BIG LAKE BOULEVARD, NOW COMMONLY KNOWN AS MAJESTIC RIDGE LANE AS DELINEATED ON THE FACE OF THE PLAT; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 255 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT "I" TO THE WESTERLY LINE OF GARDEN DRIVE, NOW COMMONLY KNOWN AS WEST BIG LAKE BOULEVARD, AS DELINEATED ON THE FACE OF SAID PLAT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY LINE OF SAID TRACT "I"; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR PUBLIC ROAD PURPOSES BY DEED RECORDED MAY 26, 1947 AS AUDITOR'S FILE NO. 404818 AND ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITH THE EXISTING AS-BUILT ROAD RIGHT-OF-WAY COMMONLY KNOWN AS WEST BIG LAKE BOULEVARD.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 200809220097, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.



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