



201111150141

Skagit County Auditor

11/15/2011 Page

1 of

5 12:17PM

Return Address:
Old Republic Title
Attn: Post Closing
530 South Main Street
Suite 1031
Akron, OH 44311
01-11203810

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

DEED OF TRUST

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s)

DAVID B. TJERSLAND, MARRIED
GAYLE B. TJERSLAND, MARRIED

Grantee(s)

Grantee: KEYBANK NATIONAL ASSOCIATION
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LT 2 OF SHORT PLAT #92-033 VOL 10 PGS 160-161, PORTION OF THE N 1/2 OF THE NE 1/4 OF S9
& NW 1/4 OF THE NW 1/4 OF S10, ALL IN T33N, R3E, W M

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

P15592

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

~~After Recording Return To:~~

KeyBank National Association
Old Republic Title Residential Information Services
P. O. Box 16430
Boise, ID 83715

01-11203810-03R

WHEN RECORDED RETURN TO
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

[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

DAVID B. TJERSLAND, MARRIED
GAYLE B. TJERSLAND, MARRIED

The Borrower's address is 19166 REXVILLE GRANGE RD
MOUNT VERNON, WA 98273

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:

19166 REXVILLE GRANGE RD MOUNT VERNON, WA 98273

("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

LT 2 OF SHORT PLAT #92-033 VOL 10 PGS 160-161, PORTION OF THE
N 1/2 OF THE NE 1/4 OF S9 & NW 1/4 OF THE NW 1/4 OF S10, ALL IN T33N, R3E, 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: P15592

"Security Instrument" means this document, which is dated 10/28/11, 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



201111150141
Skagit County Auditor

"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. \$ 150,000.00 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 11/02/2046.

"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 seized 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.

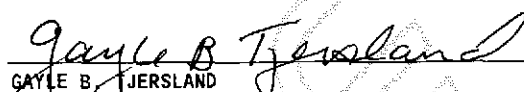
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

BORROWER:



DAVID B. TJERSLAND

BORROWER:



GAYLE B. TJERSLAND

BORROWER:

BORROWER:

BORROWER:



BORROWER:

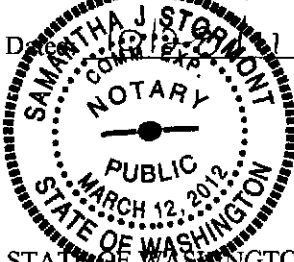
BORROWER:

BORROWER:

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that David B Tjersland

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: 11-28-11

[Signature]
Notary Public

Notary
Title

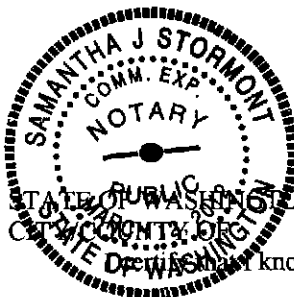
My Appointment expires: 3.12.12

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Gaye B Tjersland

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: 10/28/11



[Signature]
Notary Public

Notary
Title

My Appointment expires: 3.12.12

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, 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

(Seal or Stamp)

Title

My Appointment expires: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young



Schedule A

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 2 OF SHORT PLAT NO 92-033, APPROVED DECEMBER 14, 1992, RECORDED DECEMBER 18, 1992 IN VOLUME 10 OF SHORT PLATS, PAGES 160 AND 161, UNDER AUDITOR'S FILE NO 9212180014, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE - FOURTH OF SECTION 9, AND OF THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 10, ALL IN TOWNSHIP 33 NORTH, RANGE 3 EAST, W M THAT PORTION OF LOT 2 OF SAID SHORT PLAT DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE N 67 DEGREES 14 MINUTES 50 SECONDS W, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 622.73 FEET TO THE TRUE POINT OF BEGINNING, THENCE S 69 DEGREES 35 MINUTES 42 SECONDS W A DISTANCE OF 340.08 FEET, THENCE N 25 DEGREES 59 MINUTES 19 SECONDS E A DISTANCE OF 104.51 FEET, THENCE N 80 DEGREES 50 MINUTES 37 SECONDS E A DISTANCE OF 274.06 FEET TO THE TRUE POINT OF BEGINNING ABBREVIATED LEGAL: LT 2 OF SHORT PLAT NO. 92-033, VOL 10, PGS 160-161, PORTION OF THE N 1/2 OF THE NE 1/4 OF S9, AND NW 1/4 OF THE NW 1/4 OF S10, ALL IN T33N, R3E, W M

Schedule B



201111150141
Skagit County Auditor

Reference Number: 112791047330C

11/15/2011 Page

5 of

5 12:17PM