

Return Address:  
OLD REPUBLIC TITLE  
530 South Main Street  
Suite 1031  
Akron, OH 44311



201204300151  
Skagit County Auditor

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Order # 01-12038540-02R

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)

SHORT FORM DEED OF TRUST

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

BARBARA KOON, UNMARRIED

**Grantee(s)** (Last name first, then first name and initials)

GRANTEE: KEYBANK NATIONAL ASSOCIATION  
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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

THE COUNTY OF SKAGIT, IN THE STATE OF WASHINGTON

LT 19, SKYLINE NO. 16, PLAT VOL 10, PGS 23-25

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

P-77827

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

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 109T  
AKRON, OH 44311

[Space Above This Line For Recording Data]

**SHORT FORM DEED OF TRUST**

**DEFINITIONS**

*01-12038540*

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

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 02/10/10, in Book/Volume \_\_\_\_\_ at Page(s) \_\_\_\_\_ or Recording No. 201002100020, for land situate in the County of SKAGIT

"Borrower" is  
BARBARA KOON, UNMARRIED

The Borrower's address is 6108 PARKSIDE DR  
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:

6108 PARKSIDE DRIVE 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  
LT 19, SKYLINE NO. 16, PLAT VOL 10, PGS 23-25

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: P-77827

"Security Instrument" means this document, which is dated 04/13/12, 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

KeyBank WA Short Form Closed-End Security Instrument (11/2/2011)  
HC# 4837-6239-3349v5

(page 1 of 4 pages)



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**"Debt Instrument"** means the promissory note signed by Borrower and dated 04/13/12. The Debt Instrument states that Borrower owes Lender U.S. \$ 60,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 05/01/2027.

**"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."  
**"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 renewals, extensions and modifications of the Debt 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 24 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:

*Barbara Koon*  
\_\_\_\_\_  
BARBARA KOON

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_



BORROWER:

BORROWER:

BORROWER:



STATE OF WASHINGTON  
CITY/COUNTY OF

Anacortes/Skagit

I certify that I know or have satisfactory evidence that

Barbara Koon

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: 04/13/2012

Kari L. Kennedy  
Notary Public

Title  
My Appointment expires: March 23, 2013

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, 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: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:** KeyBank National Association / Kristy Young



**Schedule A**

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 19, SKYLINE NO. 16, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 23 THROUGH 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LT 19, SKYLINE NO. 16, PLAT VOL 10, PGS 23-25

**Schedule B**

Reference Number: 120681211270C

KeyBank WA Short Form Closed-End Security Instrument (11/2/2011)  
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