



201207180047
Skagit County Auditor

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When Recorded Return To: ⁵
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
77825800

[Space Above This Line For Recording Data]

765243-04

SHORT FORM 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 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
RONALD E. PAUL, MARRIED
LINDA L. PAUL, MARRIED

The Borrower’s address is 1021 POLTE RD
SEDRO WOOLLEY, WA 98284

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:

1021 POLTE ROAD SEDRO WOOLLEY, WA 98284

(“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
PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH,
RANGE 5 EAST, 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: P39451

“Security Instrument” means this document, which is dated 06/22/12, 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

"Debt Instrument" means the promissory note signed by Borrower and dated 06/22/12. The Debt Instrument states that Borrower owes Lender U.S. \$ 135,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 08/22/2042.

"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 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 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:


RONALD E. PAUL

BORROWER: *SIGNING AS POA*


LINDA L. PAUL

BORROWER:

BORROWER:

BORROWER:



BORROWER:

BORROWER:

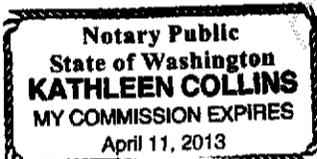
BORROWER:

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Ronald Paul

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: June 22, 2012



Koelen
Notary Public
Notary
Title
My Appointment expires: April 11, 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

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W. M., DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD, PARALLELING THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY, 850 FEET EAST, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SECTION 19, THENCE SOUTH PARALLEL WITH THE SECTION LINE, 422.4 FEET, THENCE EAST 178 FEET, THENCE NORTH 336.4 FEET, THENCE WEST 116 FEET, THENCE NORTH TO THE SOUTH LINE OF THE COUNTY ROAD, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING. ABBREVIATED LEGAL PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W. M. THIS BEING THE SAME PROPERTY CONVEYED TO RONALD E. PAUL AND LINDAL. PAUL, HUSBAND AND WIFE, DATED 03.08.1991 AND RECORDED IN INSTRUMENT NUMBER 199103130036, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NUMBER P39451

Schedule B



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Reference Number: 120801608400C

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IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed and delivered in the presence of:

X Linda L. Paul, AS
POA BY RONALD E PAUL

X _____

X _____

X _____

X _____

X _____

STATE OF WASHINGTON

SS.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Ronald E Paul is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: July 9, 20012

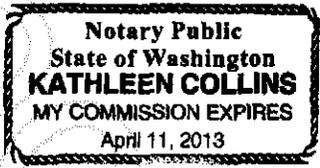
Kathleen

Name Kathleen S. Collins

NOTARY PUBLIC in and for the State of Washington

Residing at Skagit County

My appointment expires: 04-11-2013



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10204 7/13/2012 77825800/1



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Skagit County Auditor