

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



Skagit County Auditor \$78.00  
9/8/2014 Page 1 of 6 11:42AM

Order # 01-14048387-02R

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

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)

ERIC CHAUBIN, MARRIED  
LINDA S CHAUVIN, MARRIED  
GTTA LINDA SUE CHAUVIN

**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)

LOT 11, REV SP #509-580, SAN JUAN LOOKOUT; PTN TR I SURVEY #9202130038; PTN SW SE,  
26-36-3 W W.M.

**Assessor's Property Tax Parcel/Account Number** ☐ Assessor Tax # not yet assigned

36032630051119

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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

~~After Recording Return To:~~

KeyBank National Association  
Old Republic Title  
P.O. Box 6899  
Cleveland, OH 44101

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

14048387-02R

[Space Above This Line For Recording Data]

### SHORT FORM DEED OF TRUST

**Lender (Name and NMLSR Number)**

**Loan Originator (Name and NMLSR Number)**

KeyBank National Association

Sandy Carney

399797

451510

#### 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 10/17/2013, in Book/Volume \_\_\_\_\_ at Page(s) \_\_\_\_\_ or Recording No. 201310170056, for land situate in the County of SKAGIT

**"Borrower" is**

ERIC CHAUVIN, MARRIED  
LINDA S. CHAUVIN, MARRIED  
HTTA LINDA SUE CHAUVIN

The Borrower's address is 16429 LOOKOUT LN  
BOW, WA 98232

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:

16429 LOOKOUT LN BOW, WA 98232

("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  
LOT 11, REV SP #509-80, SAN JUAN LOOKOUT; PTN TR I SURVEY  
#9202130038; PTN SW SE, 26-36-3 E 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: 36032630051119

*Trustee: First American Title Insurance Company*

KeyBank WA Short Form Closed-End Security Instrument (3/11/14)  
HC# 4837-6239-3349v7

(page 1 of 4 pages)



201409080040

Skagit County Auditor

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"Security Instrument" means this document, which is dated 08/22/14, 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 08/22/14. The Debt Instrument states that Borrower owes Lender U.S. \$ 250,125.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 09/05/2034.

"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:

  
ERIC CHAUVIN

BORROWER:

  
LINDA S. CHAUVIN

BORROWER:

  
HTTA LINDA SUE CHAUVIN

BORROWER:



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BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

STATE OF WASHINGTON  
CITY/COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Eric Chauvin and  
LINDA SUE CHAUVIN, HTTA LINDA SUE CHAUVIN  
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: 8/22/2014

Sandra J. Carney  
Notary Public

Title Notary

My Appointment expires: 2/3/2016

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



201409080040

**Schedule A**

See Addendum A

**Schedule B**

Reference Number: 141691729210C

KeyBank WA Short Form Closed-End Security Instrument (3/11/14)  
HC# 4837-6239-3349v7

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## Addendum A

**Property Address:**

16429 LOOKOUT LN  
BOW, WA 98232

**Borrower(s):**

ERIC CHAUVIN  
LINDA S. CHAUVIN  
HTTA LINDA SUE CHAUVIN

**Customer Number:**

141691729210C

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**Legal Description of Property**

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TRACT 11, PARCEL MAP NO. 509-80, ENTITLED SEC REVISION PLAT OF SAN JUAN LOOKOUT SEC, APPROVED NOVEMBER 13, 1981, AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151, UNDER AUDITOR MIN S FILE NO. 8111130039, RECORDS OF SKAGIT COUNTY, WASHINGTON. (BEING A REVISION OF THAT CERTAIN SHORT PLAT LOCATED IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 103, UNDER AUDITOR MIN S FILE NO. 8107170015, RECORDS OF SKAGIT COUNTY, WASHINGTON). TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT A, ENTITLED SEC LOOKOUT LANE SEC, AS SHOWN ON THE FACE OF SAID REVISED PARCEL MAP 509-80 AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL SEC B SEC : THAT PORTION OF TRACT SEC I SEC OF THAT CERTAIN RECORD OF SURVEY MAP RECORDED FEBRUARY 13, 1992, IN BOOK 12 OF SURVEYS, PAGES 99 AND 100, UNDER SKAGIT COUNTY AUDITOR MIN S FILE NO. 9202130038, WHICH IS A PORTION OF THE WEST Y2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH RANGE 3 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT SEC I SEC; THENCE NORTH 1 DEG 10 MIN 51 SEC EAST, 223.14 FEET ALONG THE WEST LINE OF SAID TRACT SEC I SEC TO THE TRUE POINT OF BEGINNING; THENCE NORTH 27 DEG 29 MIN 17 SEC EAST, 73.75 FEET; THENCE NORTH 11 DEG 44 MIN 24 SEC WEST, 146.77 FEET TO THE WEST LINE OF SAID TRACT SEC I SEC AT A POINT BEARING NORTH 1 DEG 10 MIN 51 SEC EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 1 DEG 10 SEC 51 SEC WEST, 208.58 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

