



201410070029

Skagit County Auditor

\$77.00

10/7/2014 Page

1 of

5 9:36AM

Return To:

Southwest Financial Services, LTD.
1671 Park Rd. #2
Ft. Wright, KY 41011-2769



DF632493

TD

[Space Above This Line For Recording Data]

23408115

SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)

Loan Originator (Name and NMLSR Number)

KeyBank National Association

Dani Michelle Hoskinson

399797

894762

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

VICKI L. LEDERLE, MARRIED
CHARLES W. LEDERLE, MARRIED

Trustee: First American Title Insurance Co
2101 Fourth Ave Suite 800
Seattle WA 98121

The Borrower’s address is 31821 S SKAGIT HWY
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:

31821 S SKAGIT HWY 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

SE 1/4 SE 1/4 E 1/2 SW 1/4 SE 1/4 S20 T35N R0E

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: P41738

"Security Instrument" means this document, which is dated 09/11/14, 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 09/11/14. The Debt Instrument states that Borrower owes Lender U.S. \$ 90,125.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 10/05/2019.

"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:

Vicki L. Lederle
VICKI L. LEDERLE

BORROWER:

Charles W. Lederle
CHARLES W. LEDERLE

BORROWER:

BORROWER:

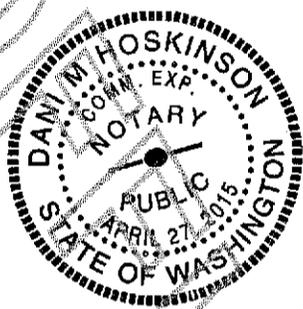


BORROWER:

BORROWER:

BORROWER:

BORROWER:



STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that

^{w Lederle}
Charles & Vicki Lederle

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: 9-11-14



[Signature]
Notary Public

Title

My Appointment expires: April 27th 2015

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

See Addendum A

Schedule B

Reference Number: 142271031290C

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

(page 4 of 4 pages)



Addendum A

Property Address:

31821 S SKAGIT HWY
SEDRO WOOLLEY, WA 98284

Borrower(s):

VICKI L. LEDERLE
CHARLES W. LEDERLE

Customer Number:

142271031290C

Legal Description of Property

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 20, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE SOUTH SKAGIT HIGHWAY AND BARBEN ROAD, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: 1. THE NORTH 990 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 AS CONVEYED TO DONALD L. WALKER ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 772883. 2. THE SOUTH 20 FEET OF THE EAST 150 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 17, 1930, IN VOLUME 156 OF DEEDS, PAGE 132, RECORDS OF SKAGIT COUNTY. 3. A 33 FOOT STRIP OF LAND ON OR NEAR THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, AS CONVEYED TO JAMES MARCHANT BY DEED RECORDED AUGUST 10, 1912, IN VOLUME 89 OF DEEDS, PAGE 207, RECORDS OF SKAGIT COUNTY. 4. THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, LYING WITHIN A 25 FOOT STRIP ALONG THE SOUTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513677. BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 9508100038 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. LESS AND EXCEPT: SE 1/4 SE 1/4 LESS ROAD AND E 1/2 SW 1/4 SE 1/4 LESS ROAD E/W LESS N 990 FT LOCATED IN TWN 35 N, RGE 6 E, SECTION 20. BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201306140091 OF THE SKAGIT COUNTY, WASHINGTON RECORDS. 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. ABBREVIATED LEGAL: PTN. SEC. 20, T35N, R6E



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