

WHEN RECORDED RETURN TO:

Donald J & Emily L Coughlin
2216 19th Street
Anacortes, Washington 98221



201501020079

Skagit County Auditor

\$75.00

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Deed of Trust Short Form

(For use in the State of Washington only)

THIS DEED OF TRUST, made this 18th of December 2014 between Jason M. Boyd and Vanessa D. Boyd, a married couple, GRANTOR, whose address is 4747 Mount Baker Loop, Mount Vernon, Washington 98273,

and
Donald J. Coughlin and Emily L. Coughlin a married couple BENEFICIARY, whose address is 2216 19th Street, Anacortes, Washington 98221.

The TRUSTEE designated by both parties is Cathy Jo BaySchmith whose address is 9652 Samish Island Road, Bow, Washington 98232 who is the daughter of the Beneficiary

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in SKAGIT County, Washington.

Most commonly know as 4747 Mount Baker Loop, Mount Vernon, Washington 98273 and described as:

SKAGIT HIGHLANDS DIVISION II, LOT 54 ACRES 0.15 AF#200604040052, BEING A PORTION IN THE S 1/2 OF THE S 1/2 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND OF THE NW 1/4 OF THE NE 1/4, SECTION 22 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AF#2006040052, BEING A PORTION IN THE S 1/2 OF THE S 1/2 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND OF THE NW 1/4 OF THE NE 1/4, SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Tax Account Number: 4887-000-054-0000

TOGETHER WITH all the tenements, hereditaments and appurtenances, now and hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT HOWEVER, to the right, power and authority herinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of TWO HUNDRED TWENTY SEVEN THOUSAND ONE HUNDRED TWENTY AND NO/100 DOLLARS. (\$227,120.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor, all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By execution and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions.

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of trust. The property which is the subject of this agreement is not used principally or primarily for agricultural purposes.

Jason M. Boyd
Vanessa D. Boyd

Donald J. Coughlin
Emily A. Coughlin

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Jason M. Boyd & Vanessa D. Boyd to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged That they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal.

This 2 day of January 2015

Kim Sanford

Notary public in and for The State of Washington
Residing at Mount Vernon, Washington

Expires - March 24, 2015

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Donald J. Coughlin & Emily A. Coughlin to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged That they signed the same as their free and voluntary act and deed, for the uses and purposes therein Mentioned. GIVEN under my hand and official seal.

This 29 day of December 2014

Kim Sanford

Notary public in and for The State of Washington
Residing at Mount Vernon, Washington

Expires - March 24, 2015



201501020079

The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, is the Official Records of the offices of the County Auditors of the following counties in Washington State in the book and the page designated after the name of each county to-wit:

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him/her at the address hereinbefore set forth.

COUNTY	BOOK OR VOLUME	PAGE	AUDITORS FILE NUMBER
Adams	2 of Record Instr.	513-16	122987
Asotin	Microfilmed Under Auditors No.		101896
Benton	241 of Official Rec.	695 A-C	592931
Chelan	688 of Official Rec.	1682-1685	681844
Clallam	315 of Official Rec.	195-198	383176
Clark	Aud. Microfilm No.	702859-702862	G-519253
Columbia	49 of Deeds	198-201	F-3115
Cowlitz	747 of Official Rec.	234-237	675475
Douglas	125 of Migs.	120-123	151893
Ferry	28 of Deeds	413-416	153130
Franklin	11 of Official Rec.	138-141	309636
Garfield	Microfilmed under Auditors No.		13044
Grant	44 of Rec. Doc	373-376	538241
Grays Harbor	21 of General	31-34	207544
Island	181 of Official Rec.	710-713	211628
Jefferson	4 of Official Rec.	316-319	196853
King	5690 of Migs.	436-439	6382309
Kitsap	929 of Official Rec.	480-483	934770
Kittitas	111 of Migs.	361-364	348693
Klickitat	101 of Migs.	107-110	131095
Lewis	7 of Official Rec.	839-842	725362
Lincoln	107 of Mortgages	776-779	316596
Mason	Reel 48	Frame 835-838	236038
Okanogan	121 of Mortgages	517-519A	560658
Pacific	213 of Official Rec.	649-652	55707
Pend Oreille	27 of Migs.	8-11	126854
Pierce	1234 of Migs.	707-710	2250799
San Juan	28 of Migs.	459-462	69282
Skagit	19 of Official Rec.	80-83	716279
Skamania	47 of Migs.	41-44	70197
Snohomish	233 of Official Rec.	540-543	2043549
Spokane	14 of Official Rec.	1048-1051	376267C
Stevens	109 of Migs.	394-397	390635
Thurston	454 of Official Rec.	731-734	785350
Wahkiakum	17 of Migs.	89-92	24732
Walla Walla	308 of Migs.	711-714	495721
Whatcom	82 of Official Rec.	855-858	1047522
Whitman	1 of Misc.	291-294	382282
Yakima	712 of Official Rec.	147-150	2170555



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