



201701260058

Skagit County Auditor

\$79.00

1/26/2017 Page

1 of

6 1:16PM

Return To:

Southwest Financial Services, LTD.  
1671 Park Rd. #2  
Ft. Wright, KY 41011-9901

TD



DF889532

[Space Above This Line For Recording Data]

84951879

### SHORT FORM DEED OF TRUST

**Lender (Name and NMLSR Number)**

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

KeyBank National Association

Lisa R Helm

399797

910873

#### 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**

TRICIA L. MATSON, MARRIED  
CAMERON L. MATSON, MARRIED  
HTTA LEONARD C. MATSON

The Borrower's address is 1110 11TH ST  
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:

1110 11TH ST 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

PTN BLK58 & W5FT L13, BLK58,V2, PG4-7, DEED2014053000036,  
PARCEL P55271

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: P55271

**"Security Instrument" means** this document, which is dated 12/20/16, 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 12/20/16. The Debt Instrument states that Borrower owes Lender U.S. \$ 216,125.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 01/09/2047.

**"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:

TRICIA L. MATSON

BORROWER:

CAMERON L. MATSON

BORROWER:

HTTA LEONARD C. MATSON

BORROWER:

BORROWER:

BORROWER:

STATE OF Washington

COUNTY OF Skagit

On the 20 day of December in the year 2016, before me, the undersigned, personally appeared  
Tricia L. Matson, Cameron L. Matson,  
HTTA Leonard C. Matson

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Lisa R. Helm-Morrow  
Notary Public Signature:

Title: Notary

My Commission Expires: Nov. 19, 2017

(SEAL): →



BORROWER:

BORROWER:

STATE OF WASHINGTON

CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Tricia L. Matson  
Grantor, Tricia L. Matson, Cameron L. Matson Grantor  
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: Dec. 20, 2016



Mrs. R. Helm-Morrison  
Notary Public

Notary  
Title

My Appointment expires: Nov. 19, 2017

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: 162991536520C

## Addendum A

**Property Address:**

1110 11TH ST  
ANACORTES, WA 98221

**Borrower(s):**

TRICIA L. MATSON  
CAMERON L. MATSON  
HTTA LEONARD C. MATSON

**Customer Number:**

1629915365200

---

**Legal Description of Property**

---

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: THAT PORTION OF BLOCK 58 AND OF THAT CERTAIN STRIP OF LAND DESIGNATED AS "RESERVED A RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY AS SHOWN ON THE MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS PAGES 4 THROUGH 7 RECORDS OF SKAGIT COUNTY WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF 11TH STREET WHICH IS 110 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 58; THENCE EAST ON THE NORTH LINE OF 11TH STREET A DISTANCE OF 40 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF AVENUE N A DISTANCE OF 100 FEET TO THE SOUTH LINE OF THE ALLEY IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED 40 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING. ALSO THE WEST 5 FEET OF LOT 13 BLOCK 58 MAP OF THE CITY OF ANACORTES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS PAGES 4 THROUGH 7 RECORDS OF SKAGIT COUNTY WASHINGTON. 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. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 201405300036, PAGE N/A, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: PTN BLK58 & W5FT L13, BLK58, V2, PG4-7, DEED2014053000036, PARCEL P55271