



201706260181

Skagit County Auditor
6/26/2017 Page

1 of 5 3:08PM \$78.00

After Recording Return To:

KeyBank National Association
OH-01-51-0527
4910 Tiedeman Rd.
Brooklyn, OH 44144

156215-SS [Space Above This Line For Recording Data]

Land Title and Escrow SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)

KeyBank National Association

399797

Loan Originator (Name and NMLSR Number)

Laura K Ferguson

1126552

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" isSCOTT FINLEY, MARRIED
TAMI FINLEY, MARRIEDThe Borrower's address is 297 NISQUALLY PL
LA CONNER, WA 98257

Borrower is the trustor or Grantor under this Security Instrument.

"Lender" is KeyBank National Association4910 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:

297 NISQUALLY PL LA CONNER, WA 98257

("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

L 297 SHELTER BAY DIV 2 VOL 43 PGS 833-838 AFN 737013;
DEED NO: 200311030411; PARCEL NO: P128849

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: P128849

"Security Instrument" means this document, which is dated 09/23/16, 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 09/23/16. The Debt Instrument states that Borrower owes Lender U.S. \$ 61,494.80 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 10/01/2036.

"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 seised 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:

SCOTT FINLEY

BORROWER:

TAMI FINLEY

BORROWER:

BORROWER:

BORROWER:

BORROWER:

STATE OF

Washington

COUNTY OF

Spokane

On the 23rd day of Sept in the year 2016, before me, the undersigned, personally appeared

Tami Finley and Scott Finley

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.

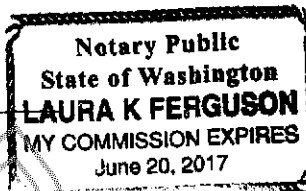
Notary Public Signature:

Residing at:

La Conner, WA

My Commission Expires:

6/20/2017



(SEAL): →

BORROWER:

Scott Finley

BORROWER:

Tami Finley

STATE OF WASHINGTON
CITY/COUNTY OF

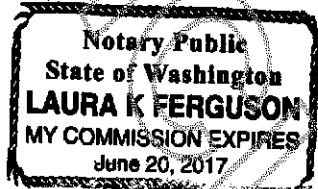
I certify that I know or have satisfactory evidence that

Scott Finley

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:

9/23/16



Notary Public

Laura Ferguson

Title

My Appointment expires:

Manager 9/23/16 6/20/17

STATE OF WASHINGTON
CITY/COUNTY OF

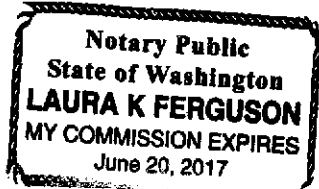
I certify that I know or have satisfactory evidence that

Tami Finley

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:

9/23/16



Notary Public

Laura Ferguson

Title

My Appointment expires:

Manager 9/23/16 6/20/17

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: LOT 297, REVISED MAP SURVEY OF SHELTER BAY DIV. 2, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATIONS, AS RECORDED MARCH 17, 1970 IN VOLUME 43 OF OFFICIAL RECORDS PAGES 833 THROUGH 838, UNDER AUDITOR'S FILE NO. 737013 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 DOCUMENT NO. 200311030411, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: L 297 SHELTER BAY DIV 2 VOL 43 PGS 833-838 AFN 737013; DEED NO: 200311030411; PARCEL NO: P128849

Schedule B

BORROWER AND LENDER REQUEST THE HOLDER OF ANY MORTGAGE, DEED OF TRUST OR OTHER ENCUMBRANCE WITH A LIEN WHICH HAS PRIORITY OVER THIS MORTGAGE TO GIVE NOTICE TO LENDER, AT LENDER'S ADDRESS SET FORTH ON PAGE ONE OF THIS MORTGAGE, OF ANY DEFAULT UNDER THE SUPERIOR ENCUMBRANCE AND OF ANY SALE OR OTHER FORECLOSURE ACTION.

Reference Number: 161961308200C