



201708310035

Skagit County Auditor

\$79.00

8/31/2017 Page

1 of

5 10:58AM

Return To:

SOLIDIFT U.S. INC.

1671 Park Rd. #2

Ft. Wright, KY 41011-9901



DF705413

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25421624

SHORT FORM OPEN-END DEED OF TRUST**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 Open-End Deed of Trust recorded in the Office of the Recorder on 10/17/2013, in Book/Volume _____ at Page(s) _____ or Recording No. 201310170057, for land situate in the County of SKAGIT

"Borrower" is

MARK W. TIBBLES, MARRIED
SHERRI S. TIBBLES, MARRIED

The Borrower's address is 13684 TIBBLES LN
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:

13684 TIBBLES LN 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 PORTION D SHORT PLAT NO 5-78 VL 3 P 11 AFN: 7911190060

DEED NO: 8001020011, PARCEL NO: P20100

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: P20100

"Security Instrument" means this document, which is dated 08/07/17, together with all Riders to this document.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Deed Instrument.

"Trustee" is

FIRST AMERICAN TITLE INSURANCE COMPANY
2101 FOURTH AVE SUITE 800
SEATTLE, WA 98121

"Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated the same day as this Security Instrument. The Debt Instrument evidences amounts Borrower owes Lender, or may owe Lender, which may vary from time to time up to a maximum principal sum outstanding at any one time of U.S. \$ 40,000.00 plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than the Maturity Date, which is 08/11/2047.

"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 future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security 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 23 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:

Mark W. Tibbles

MARK W. TIBBLES

BORROWER:

Sherril S. Tibbles

SHERRIL S. TIBBLES

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

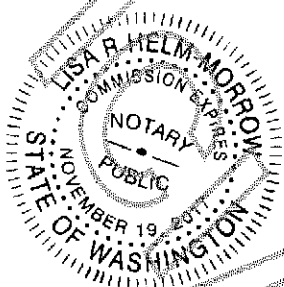
STATE OF WASHINGTON

CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Mark W. Tibbles
Sherri S. Tibbles
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: August 7th, 2017

Lisa R. Helm-Morrow
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 and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public

Title
My Appointment expires: _____

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: _____

(Seal or Stamp)

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

See Addendum A

Schedule B

Reference Number: 171931901430C

Addendum A

Property Address:

13684 TIBBLES LN
ANACORTES, WA 98221

Borrower(s):

MARK W. TIBBLES
SHERRI S. TIBBLES

Customer Number:

171931901430C

Legal Description of Property

SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: THAT PORTION LOT 'D' S
HORT PLAT NO 5-78 APPROVED NOVEMBER 19, 1979 AND RECORDED NOVEMBER 19, 1979
IN VOLUME 3 OF SHORT PLATS, PAGE 11 UNDER AUDITOR'S FILE NO. 7911190060 AND
BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 TOWNSHIP 3
4 NORTH RANGE 2 EAST W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE
EAST LINE OF SAID SECTION 7 THAT LIES NORTH 0 DEG. 36' 36'' WEST 492.59 FEET
FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 88 DEG. 51' 30''
WEST 268.71 FEET; THENCE NORTH 0 DEG. 36' 36'' WEST 4.62 FEET; THENCE NORTH 8
8 DEG. 51' 30'' WEST 476.51 FEET; THENCE NORTH 0 DEG. 36' 36'' WEST 1337.19 FE
ET; THENCE SOUTH 88 DEG. 51' 30'' EAST 745.22 FEET TO THE EAST LINE OF SAID S
ECTION 7; THENCE SOUTH 0 DEG. 36' 36'' EAST 75 FEET ALONG THE EAST LINE OF SA
ID SECTION 7, TO THE NORTHEAST CORNER OF LOT 'C' OF SAID SHORT PLAT NO 5-78;
THENCE NORTH 88 DEG. 51' 30'' WEST 476.22 FEET ALONG THE NORTH LINE TO THE N
ORTHWEST CORNER OF SAID LOT 'C'; THENCE SOUTH 0 DEG. 36' 36'' EAST 208.10 FEE
T TO THE SOUTHWEST CORNER OF SAID LOT 'C'; THENCE SOUTH 88 DEG. 51' 30'' EAST
207.51 FEET ALONG THE SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 SHORT PLAT
NO. 90-50 AS RECORDED IN BOOK 9 OF SHORT PLATS PAGE 299; THENCE SOUTH 0 DEG
. 36' 36'' EAST 417.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOU
TH 88 DEG. 51' 30'' EAST 268.71 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO TH
E EAST LINE OF SAID SECTION 7; THENCE SOUTH 0 DEG. 36' 36'' EAST 641.30 FEET
ALONG SAID EAST LINE TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: PTN PORTI
ON D SHORT PLAT NO 5-78 VL 3 P 11 AFN: 7911190060 DEED NO: 8001020011, PARCE
L NO: P20100 SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS,
LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, A
LL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS O
F TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET D
UE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMEN
T NO. 8001020011, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.