



201802050122

Skagit County Auditor

\$80.00

2/5/2018 Page

1 of

6 10:32AM

Return To:

SOLIDIFI U.S INC.

537 E Pete Rose Way Ste 300
Cincinnati, Ohio 45273-8043

DF712440

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25707281

SHORT FORM DEED OF TRUST

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

KeyBank National Association

Daniel Cicu

399797

1696185

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" isKAREN L. BRISCO, MARRIED
FKA KAREN L. CADE
BRIAN BRISCO, MARRIEDThe Borrower's address is 100 SOUTH GARDNER RD
BURLINGTON, WA 98233

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:

100 SOUTH GARDNER RD BURLINGTON, WA 98233

("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

PORTION OF S 1/2 OF W 1/2 OF TRACT 36 PLAT OF BURLINGTON
ACREAGE PROPERTY DEED 201301240073 PARCEL P62508

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: P62508

"Security Instrument" means this document, which is dated 12/26/17, 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 12/26/17. The Debt Instrument states that Borrower owes Lender U.S. \$ 126,144.16 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 01/09/2033.

"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:

Karen L. Brisco
KAREN L. BRISCO

BORROWER:

Karen L. Cade
FKA KAREN L. CADE

BORROWER:

Brian Brisco
BRIAN BRISCO

BORROWER:

BORROWER:

BORROWER:

STATE OF Washington

COUNTY OF Snohomish

On the 4th day of January in the year 2018, before me, the undersigned, personally appeared
Karen L. Brisco FKA Karen L. Cade and Brian Brisco

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: *Amanda Jo Bagdikian*

AMANDA JO BAGDAZIAN

Title: Lead Teller

My Commission Expires: 07-13-2021

(SEAL): →



ACAPS#: 172901410290C

BORROWER:

BORROWER:

STATE OF WASHINGTON

CITY/COUNTY OF Arlington / Snohomish

I certify that I know or have satisfactory evidence that Maren L. Brisco
Brian Brisco

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: 12-26-2017

Christy Bagley
Notary Public

Lead Teller

Title

My Appointment expires: 07-13-2021



STATE OF WASHINGTON

CITY/COUNTY OF Arlington / Snohomish

I certify that I know or have satisfactory evidence that Brian Brisco

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: 12-26-2017

Christy Bagley
Notary Public

Lead Teller

Title

My Appointment expires: 07-13-2021

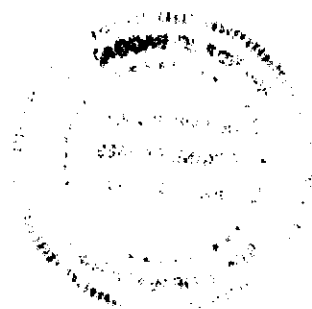


THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

See Addendum A

Schedule B



Reference Number: 172901410290C

Addendum A

Property Address:

100 SOUTH GARDNER RD
BURLINGTON, WA 98233

Borrower(s):

KAREN L. BRISCO
FKA KAREN L. CADE
BRIAN BRISCO

Customer Number:

1729014102900

Legal Description of Property

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 36, ''PLAT OF BURLINGTON ACREAGE PROPERTY'', AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED PORTION OF GARDNER ROAD, ADJOINING, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 36 ON THE EASTERLY MARGIN OF A 60 FOOT WIDE ROAD AS SHOWN ON SAID PLAT; THENCE SOUTH 89 DEGREES 34' 41'' WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 36, 18.06 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE GARDNER ROAD; THENCE NORTH 0 DEGREES 43' 44'' WEST, ALONG SAID EASTERLY MARGIN OF GARDNER ROAD 2.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 43' 44'' WEST, ALONG SAID EASTERLY MARGIN, 85.69 FEET; THENCE NORTH 88 DEGREES 52' 32'' EAST 448.09 FEET; THENCE SOUTH 0 DEGREES 54' 35'' EAST 85.69 FEET TO A POINT THAT IS NORTH 88 DEGREES 52' 32'' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52' 32'' WEST 448.36 FEET TO THE TRUE POINT OF BEGINNING. 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. 201301240073, OF THE SKAGIT COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: PORTION OF S 1/2 OF W 1/2 OF TRACT 36 PLAT OF BURLINGTON ACREAGE PROPERTY DEED 201301240073
PARCEL P62508