



**201806200014**

06/20/2018 10:54 AM Pages: 1 of 7 Fees: \$106.00  
Skagit County Auditor

After Recording Return To:

KeyBank National Association  
Solidifi US, Inc.  
537 East Pete Rose Way, Suite 300  
Cincinnati, OH 45202

Return to:  
Solidifi Title & Closing  
ATTN: HELOC Filings  
127 John Clarke Road  
Middletown, RI 02842

[Space Above This Line For Recording Data]

**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

LESLIE R. PETERSEN, MARRIED  
SHERRY A. PETERSEN, MARRIED

The Borrower's address is 10763 PETER ANDERSON 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:

10763 PETER ANDERSON 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

PTN TRACT 2, BURLINGTON ACREAGE PROPERTY; PTN LOT 2, SP 30-88  
PTN NE 1/4 SW 1/4, 28-35-4 E W.M. DEED: 201405090118 PAR: P131846

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: P131846

"Security Instrument" means this document, which is dated 04/23/18, 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 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. \$ 190,000.00 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 04/27/2048.

**"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 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 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:

Leslie R. Petersen  
LESLIE R. PETERSEN

BORROWER:

Sherry A. Petersen  
SHERRY A. PETERSEN

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

BORROWER:

STATE OF WASHINGTON

CITY/COUNTY OF King

I certify that I know or have satisfactory evidence that

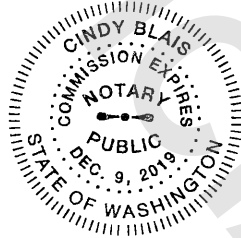
Sherry A. PetersenJustie L. Petersen and

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: 4/23/18

Notary Public

Title

My Appointment expires: 12/9/2019

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 / James Ray

**Schedule A**

SEE ATTACHED EXHIBIT A

**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.

EXISTING ENCUMBRANCE(S): WA FEDERAL SVGS MAIN

Reference Number: 180571140591C

**EXHIBIT A****PETERSEN, LESLIE R. 180571140591C**

SITUATED IN THE COUNTY OF PARCEL "A": THAT PORTION OF THE BELOW DESCRIBED TRACTS A, B, C, AND D, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. (SOUTH 1/4 CORNER) AS SHOWN ON THAT CERTAIN SHORT PLAT NO. PPT-92-006 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9210190078; THENCE NORTH 2 DEGREES 01 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 1,866.74 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, ALSO BEING THE NORTHEAST OF SHORT PLAT NO. 30-88 RECORDED UNDER AUDITOR'S FILE NO. 8811100003 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID SHORT PLAT NO. 30-88 FOR A DISTANCE OF 21.72 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY MARGIN OF PETER ANDERSON ROAD, AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 30-88; THENCE SOUTH 0 DEGREES 34 MINUTES 07 SECONDS WEST ALONG SAID EAST MARGIN OF THE PETER ANDERSON ROAD FOR A DISTANCE OF 280.62 FEET, MORE OR LESS, TO A POINT THAT IS 30.00 FEET NORTH (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE SOUTH LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88 DEGREES 38 MINUTES 29 SECONDS EAST PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 394.09 FEET; THENCE NORTH 1 DEGREES 21 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 284.24 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTH 1/2 OF THE WEST 1/2 OF SAID TRACT 2, "PLAT OF BURLINGTON ACREAGE PROPERTY" AT A POINT BEARING SOUTH 89 DEGREES 07 MINUTES 09 SECONDS EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 07 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 376.26 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TRACT "A" THE NORTH OF THE WEST OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF ANDERSON ROAD NO. 2523 AS VACATED BY RESOLUTION NO. 4222 DATED SEPTEMBER 20, 1966 ABUTTING THEREON. TRACT "B" THAT PORTION OF LOT 2, SHORT PLAT NO. 30-88, APPROVED OCTOBER 27, 1988, RECORDED NOVEMBER 10, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 87, UNDER AUDITOR'S FILE NO. 8811100003; AND BEING A PORTION OF THE SOUTH OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH LIES EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF PETER ANDERSON ROAD AS SHOWN ON THE FACE OF SAID SHORT PLAT. TRACT "C" THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS-BUILT AND EXISTING RIGHT-OF-WAY FOR PETER ANDERSON ROAD, AND LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON: THAT PORTION OF THE SOUTH OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 307 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO GORDON J. BRECHT AND LEOTA BRECHT, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 20, 1970, UNDER AUDITOR'S FILE NO. 745975; THENCE WEST ALONG THE SOUTH LINE OF SAID BRECHT TRACT AND SAID LINE PRODUCED WEST, A DISTANCE OF 160 FEET; THENCE NORTH 100 FEET TO A POINT 10 FEET WEST OF THE NORTHWEST CORNER OF SAID BRECHT TRACT; THENCE WEST ALONG A LINE WHICH IS PARALLEL TO AND 207 FEET SOUTH OF THE NORTH LINE OF THE AFOREMENTIONED SUBDIVISION TO A POINT WHICH IS 354 FEET EAST

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OF THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING ON THE EAST LINE OF A TRACT SOLD UNDER CONTRACT TO HARRY E. SCHERBINSKE, ET UX, RECORDED DECEMBER 8, 1969, UNDER AUDITOR'S FILE NO. 733790; THENCE SOUTHERLY ALONG THE EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, OF SAID SCHERBINSKE TRACT, TO A POINT 200 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG A LINE WHICH IS 200 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH TO THE POINT OF BEGINNING. TRACT "D" THAT PORTION OF THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS-BUILT AND EXISTING RIGHT-OF-WAY FOR PETER ANDERSON ROAD; THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 354 FEET THEREOF, ALSO EXCEPT THE SOUTH 200 FEET THEREOF, AND ALSO EXCEPT THE NORTH 207 FEET THEREOF. ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B" TRACT "A" THE NORTH 1/2 OF THE WEST 1/2 OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF ANDERSON ROAD NO. 2523 AS VACATED BY RESOLUTION NO. 4222 DATED SEPTEMBER 20, 1966 ABUTTING THEREON. TRACT "B" THAT PORTION OF LOT 2, SHORT PLAT NO. 30-88, APPROVED OCTOBER 27, 1988, RECORDED NOVEMBER 10, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 87, UNDER AUDITOR'S FILE NO. 8811100003; AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH LIES EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF PETER ANDERSON ROAD AS SHOWN ON THE FACE OF SAID SHORT PLAT. TRACT "C" THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS-BUILT AND EXISTING RIGHT-OF-WAY FOR PETER ANDERSON ROAD, AND LYING NORTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 1/2 OF TRACT 2, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 307 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO GORDON J. BRECHT AND LEOTA BRECHT, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 20, 1970, UNDER AUDITOR'S FILE NO. 745975; THENCE WEST ALONG THE SOUTH LINE OF SAID BRECHT TRACT AND SAID LINE PRODUCED WEST, A DISTANCE OF 160 FEET; THENCE NORTH 100 FEET TO A POINT 10 FEET WEST OF THE NORTHWEST CORNER OF SAID BRECHT TRACT; THENCE WEST ALONG A LINE WHICH IS PARALLEL TO AND 207 FEET SOUTH OF THE NORTH LINE OF THE AFOREMENTIONED SUBDIVISION TO A POINT WHICH IS 354 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING ON THE EAST LINE OF A TRACT SOLD UNDER CONTRACT TO HARRY E. SCHERBINSKE, ET UX, RECORDED DECEMBER 8, 1969, UNDER AUDITOR'S FILE NO. 733790; THENCE SOUTHERLY ALONG THE EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, OF SAID SCHERBINSKE TRACT, TO A POINT 200 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG A LINE WHICH IS 200 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH TO THE POINT OF BEGINNING. TRACT "D" THAT PORTION OF THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EASTERLY LINE OF THE AS BUILT AND EXISTING RIGHT-OF-WAY FOR PETER ANDERSON ROAD; THE SOUTH OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M., EXCEPT THE WEST 354 FEET THEREOF, ALSO EXCEPT THE SOUTH 200 FEET THEREOF, AND ALSO EXCEPT THE NORTH 207 FEET THEREOF. EXCEPT FROM ALL THE ABOVE TRACTS A, B, C, AND D THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. (SOUTH 1/4 CORNER) AS SHOWN ON THAT CERTAIN SHORT PLAT NO. PPT-92-006 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9210190078; THENCE NORTH 2DEGREES 01MINUTES

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