



201901080048

01/08/2019 01:00 PM Pages: 1 of 4 Fees: \$103.00
Skagit County Auditor

Return Name and Address:

American Title Inc.
11010 Burdette Street
PO Box 641010
Omaha, NE 68164-1010

ATI # 201807240670
Please print or type information

Document Title(s) SHORT FORM DEED OF TRUST
Grantor(s) 1. TIMOTHY ROGNALDSON 2. EVA ROGNALDSON <input type="checkbox"/> Additional names on page ____ of document
Grantee(s) 1. CHICAGO TITLE INSURANCE COMPANY 2. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND <input type="checkbox"/> Additional names on page ____ of document
Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr/qtr) PTN OF LOTS 29-33, DEWEY BEACH ADD. NO. 4, PLAT VOL 7 PG 50 <input type="checkbox"/> Additional legal is on page _ of document
Reference Number(s) (Auditor File Numbers) of Documents assigned or released: 201706190183 <input type="checkbox"/> Additional numbers on page ____ of document
Assessor's Property Tax Parcel/Account Number P65095 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page ____ of document
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

When Recorded Return To:

American Title Inc.

11010 Burdette St.

Omaha, NE 68164-

Document Title: Deed of Trust

Grantor(s): Timothy Rognaldson

Grantee(s): Third Federal Savings and Loan

Assessor's Property Tax Parcel or Account Number:

P65095

[Space Above This Line For Recording Data]

ATTN: 201807240070

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is: September 28, 2018.

The parties and their addresses are:

GRANTOR: Timothy Rognaldson Married To Eva Rognaldson, His Spouse; 15169 N Dewey Beach Dr, Anacortes, WA 98221-8201

☐ If checked, refer to the attached Addendum incorporated herein, for additional Trustors, their signatures and acknowledgments.

Trustee: Chicago Title Insurance Company, a Nebraska corporation

Lender: Third Federal Savings and Loan, 7007 Broadway Avenue, Cleveland, OH 44105
INCORPORATED IN THE STATE OF OHIO

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property: **See Attached Legal Description**

The property is located in **SKAGIT** County at **15169 N Dewey Beach Dr, ANACORTES, Washington 98221-8201**.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$72,700.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).) **A Note, evidenced by the Home Equity Line of Credit, executed by TIMOTHY ROGNALDSON in favor of Lender dated 09/28/18 in the Principal Amount of \$72,700.00 and with a Maturity Date of 09/28/48.**

B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced.



All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument.

5. DEED OF TRUST COVENANTS. Grantor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Grantor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Grantor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Sections 5 through 22 of the Master Mortgage are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of Master Form Deed of Trust and agrees to be bound by the Sections and paragraphs of the Master Form Deed of Trust incorporated into this Security Instrument.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 6/19/17, in Book/Volume , at Page(s) or Recording No. 201706190183, for land situated in the County of SKAGIT, Washington.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

Timothy Rognaldson 12/21/18 (Date) Eva Rognaldson, To Release Dower 12/21/18 (Date)

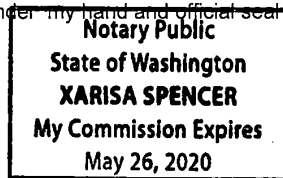
(Date) _____ (Date)

STATE OF WASHINGTON, County of Skagit

On this day personally appeared before me Timothy Rognaldson and Eva Rognaldson, To Release Dower

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 21 day of Dec, 2018.



Xarisa Spencer
Notary Public in and for the State of Washington, residing at
My commission expires on: 5/26/2020 Island

Loan Origination Organization: Third Federal Savings and Loan Association of Cleveland, NMLS ID: 449401

Loan originator: Kristen Riley, NMLS ID: 1468158

Page 2 of 2

11/05/18

45 / ROGNALDSON / 2361 / 910

WASHINGTON - SHORT FORM DEED OF TRUST - Open End Consumer
Third Federal Savings and Loan Association of Cleveland

TFS8071WA

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

DEWEY BEACH ADD 4, ACRES 0.63, THE NORTHERLY 5 FEET OF THE EASTERLY 80 FEET OF LOT 29, LOTS 30 AND 31 AND THE SOUTHERLY 20 FEET OF LOT 32, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT. ALSO TOGETHER WITH THAT PORTION OF LOTS 32 AND 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 32 AT A POINT THAT IS 20 FEET NORTH, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE THEREOF; THENCE NORTH, ALONG THE EAST LINE OF LOTS 32 AND 33, A DISTANCE OF 30 FEET; THENCE SOUTHWESTERLY, IN A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 32 THAT IS 20 FEET NORTH, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE THEREOF; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING. THE NORTHERLY 5 FEET OF THE EASTERLY 80 FEET OF LOT 29, LOTS 30 AND 31 AND THE SOUTHERLY 20 FEET OF LOT 32, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT. ALSO TOGETHER WITH THAT PORTION OF LOTS 32 AND 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 32 AT A POINT THAT IS 20 FEET NORTH, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE THEREOF; THENCE NORTH, ALONG THE EAST LINE OF LOTS 32 AND 33, A DISTANCE OF 30 FEET; THENCE SOUTHWESTERLY, IN A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 32 THAT IS 20 FEET NORTH, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE THEREOF; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

ABBREVIATED LEGAL: PTN OF LTS 29, 30, 31, 32 & 33, DEWEY BEACH ADD. NO. 4, PLAT VOL. 7, PG. 50.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: P65095

ATI ORDER NUMBER: 201807240670

Initial Initial