



201911140063

11/14/2019 11:30 AM Pages: 1 of 5 Fees: \$108.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

PERKINS COIE LLP
1201 Third Avenue, Suite 4900
Seattle, WA 98101-3099
Attention: Amy Tucker

Document Title(s) (or transactions contained therein): Short Form Deed of Trust
Reference Number(s) of Documents assigned or released: N/A
Grantor(s) (Last name first, then first name and initials): FAYE PATRICIA LITZINGER
Grantee(s) (Last name first, then first name and initials): AMY TUCKER Ronald Lee Litzinger
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Lots 17 & 18, Ptn Lot 19, Blk 140, Anacortes <input checked="" type="checkbox"/> The complete legal description is on Exhibit A.
Assessor's Property Tax Parcel/Account Number 3772-140-019-0052, P55907

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("*Deed of Trust*") is made as of 10/17, 2019, by FAYE PATRICIA LITZINGER, an individual, as "*Grantor*," whose address is 1606 7th Street, Anacortes, WA 98221, to AMY TUCKER, an individual, as "*Trustee*," whose address is Perkins Coie LLP, 1201 Third Avenue, Suite 4900, Seattle, Washington 98101-3099; for the benefit of RONALD LEE LITZINGER, an individual, as "*Beneficiary*," whose address is 201 E Park Drive, Anacortes, WA 98221.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the "*Property*" commonly known as 1606 7th St, Anacortes, Washington 98221, Skagit County, Washington, and legally described on Exhibit A attached hereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and all buildings, improvements and structures now or hereafter erected, attached to or located thereon, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor, incorporated by reference or contained herein and payment of the sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) with interest thereon according to the terms of that certain Promissory Note of even date herewith, made by Grantor in favor of Beneficiary (the "*Note*"), all renewals, modifications or extensions thereof; and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of Grantor's successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust. The Master Form Deed of Trust is modified as follows:

Notwithstanding Section 18 of the Master Form Deed of Trust, Beneficiary may appoint a successor trustee for any reason, not limited to the death, incapacity, disability or resignation of Trustee.

The Property is not used principally or primarily for agricultural purposes.

If all or any part of the Property or an interest therein is sold, transferred or further encumbered by Grantor without Beneficiary's prior written consent, Beneficiary may, at Beneficiary's option, declare all the sums secured by this Deed of Trust to be immediately due and payable.

Grantor shall indemnify, defend and hold Beneficiary harmless from and against any and all claims, demands, damages, losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including attorneys' fees and disbursements) which

accrue to or are incurred by Beneficiary at any time and which arise directly or indirectly from or out of, or in any way connected with, any activities on the Property by Grantor, whether prior to or after closing of this transaction.

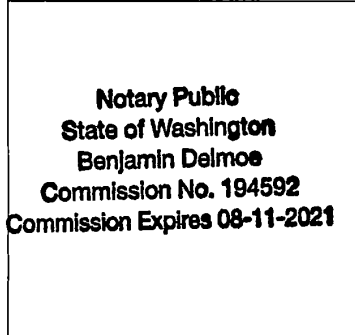
The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Grantor at the address hereinbefore set forth or at such other address as Grantor may identify in writing from time to time.

GRANTOR:

Faye Litzinger
FAYE PATRICIA LITZINGER

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

This record was acknowledged before me on October 17, 2019, by
Faye Litzinger.



(Use this space for notarial stamp/seal)

Ben Delmoé
(Signature of notary public)

Notary Public
(Title of office)

My commission expires: 08-11-2021

EXHIBIT A

Legal Description

Lots 17, 18 and the West 1/2 of Lot 19, Block 140, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.