

After Recording Return To:

KeyBank National Association
Accurate Title Group
P.O. Box 6899
Cleveland, OH 44101

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

DEFINITIONS

4871743-02

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

BEVERLY J. KRASSELT, MARRIED
GARY W. KRASSELT, MARRIED

The Borrower's address is 1806 N 32ND PL
MOUNT VERNON, WA 98273

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:

1806 N 32ND PL MOUNT VERNON, WA 98273

("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

LOT 56, PLAT OF EASTWIND SKAGIT CO., WA

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: P81010

"Security Instrument" means this document, which is dated 05/06/20, 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. \$ 49,400.00 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 05/11/2050.

"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:


BEVERLY J. KRASELT

BORROWER:


GARY H. KRASELT

BORROWER:

BORROWER:

BORROWER:

BORROWER:

Signature Addendum

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed and delivered in the presence of:

BORROWER:

x Gary W Krasselt by POA Beverly Krasselt
Gary W Krasselt

STATE OF Washington

COUNTY OF Skagit

On the 14th day of May in the year 2020 before me, the undersigned,
personally appeared Beverly Krasselt personally

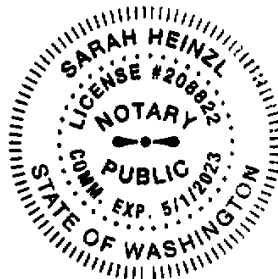
known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

My Commission Expires: 05/01/2023

(SEAL) →

200641536450C



BORROWER:

BORROWER:

STATE OF WASHINGTON

CITY/COUNTY OF SkagitI certify that I know or have satisfactory evidence that Beverly J. Kraselt

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: 05/06/2020Notary Public [Signature]Title Personal BankerMy Appointment expires: 05/01/2023

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 SkagitI certify that I know or have satisfactory evidence that Beverly J. Kraselt

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 Power of Attorney of Gary W. Kraselt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05/06/2020Notary Public [Signature]Title Personal BankerMy Appointment expires: 05/01/2023

(Seal or Stamp)

THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

SEE ATTACHED EXHIBIT A

Schedule B

Reference Number: 200641536450C

KeyBank WA Short Form HELOC Security Instrument (12/4/2014)
HC# 4845-3460-4037v3

(page 4 of 4 pages)

EXHIBIT A

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN MOUNT VERNON, SKAGIT COUNTY, WA TO WIT

LOT 56, PLAT OF EASTWIND, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 31 AND 32 RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPTIONS

A. RESERVATION CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER AUDITORS FILE NO. 67757, IN VOLUME 74 OF DEEDS, PAGE 221, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC. AND THEIR RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN

DECLARATION DATED ON OCTOBER 15, 1979 AND RECORDED ON OCTOBER 16, 1979, AUDITORS NO. 7910160026, EXECUTED BY PAN WEST, INC.

WE NOTE THAT NO SPECIFIC PROPERTY DESCRIPTION WAS INCLUDED WITH SAID COVENANTS; BEING DESCRIBED ONLY AS EASTWIND ADDITION.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN

DECLARATION DATED ON DECEMBER 14, 1981 AND RECORDED ON DECEMBER 15, 1981, AUDITORS NO. 8112150040, EXECUTED BY

PAN WEST, INC., A WASHINGTON CORPORATION.
D. MATTERS AS DISCLOSED AND OR DELINEATED ON THE FACE
OF THE FOLLOWING PLAT SUBDIVISION
PLAT OR SUBDIVISION NAME IS EASTWIND AND AUDITORS NO.
889957

SAID MATTERS INCLUDE BUT ARE NOT LIMITED TO THE
FOLLOWING

1. AN EASEMENT IS HEREBY PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE CITY OF MOUNT VERNON, PUGET SOUND POWER AND LIGHT, PUBLIC UTILITY DISTRICT NO. 1, CONTINENTAL OR GENERAL TELEPHONE COMPANIES, NATIONWIDE CABLEVISION CO., AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN FEET, PARALLEL AND COINCIDENTAL WITH THE STREET FRONTAGE OF ALL LOTS IN WHICH TO CONSTRUCT AND MAINTAIN ALL NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION WITH NECESSARY UTILITIES.
2. PROVISION CONTAINED IN THE DEDICATION OF SAID PLAT OF EASTWIND, FOR THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN THEREON.
3. EASEMENT ALONG THE NORTHERLY LINE OF LOTS 61 THROUGH 69.
4. SEWER EASEMENT ALONG THE SOUTHERLY ONE OF LOTS 57, 66, 25 AND 43 AND NORTHERLY LINE OF LOTS 56, 67, 24 AND 44.
5. 10 FOOT EASEMENT ALONG THE WESTERLY LINE OF LOTS 38 THROUGH 43.

ABBREVIATED LEGAL LOT 56, PLAT OF EASTWIND SKAGIT CO.,
WA

THIS BEING THE SAME PROPERTY CONVEYED TO GARY W.
KRASSELT AND BEVERLY J. KRASSELT, HUSBAND AND WIFE,

DATED 07.25.2007 AND RECORDED ON 07.27.2007 IN INSTRUMENT
NO. 200707270009, IN THE SKAGIT COUNTY RECORDERS OFFICE.

PARCEL NO. P81010

4871743

Address: 1806 N 32ND PL, MOUNT VERNON, WA