

After Recording Return To:

KeyBank National Association
Accurate Title Group
P.O. Box 6899
Cleveland, OH 44101 4

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

DEFINITIONS

4983102-02

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

NICHOLAS R. CLEMENT, MARRIED
KERI L. CLEMENT, MARRIED

The Borrower's address is 22243 PRAIRIE RD
SEDRO WOOLLEY, WA 98284

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:

22243 PRAIRIE RD SEDRO WOOLLEY, WA 98284

("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

TRACT 0, PTN OF NE QUARTER, NW QUARTER, SEC 26, TWP 36 N, R4E
W.M., SKAGIT COUNTY, 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: P50020

"Security Instrument" means this document, which is dated 06/02/20, 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. \$ 50,000.00 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 06/08/2050.

"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:


NICHOLAS R. CLEMENT

BORROWER:


KERI L. CLEMENT

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

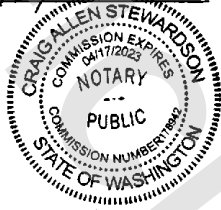
STATE OF WASHINGTON

CITY/COUNTY OF Mount Vernon / Skagit

I certify that I know or have satisfactory evidence that Nicholas R Clement and Keri L Clement

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: 6/2/2020



Craig Allen Stewardson
Notary Public

Title

My Appointment expires: 4/17/2023

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 _____

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

(Seal or Stamp)

Title

My Appointment expires: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN SKAGIT COUNTY, WA TO WIT; TRACT O; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS THE PRAIRIE ROAD, FORMERLY WARNER ROAD; THENCE NORTH 01 DEGREES 27 MINUTES 42 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 59 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD, A DISTANCE OF 544.50 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 42 SECONDS EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88 DEGREES 17 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 544.5 FEET TO THE POINT OF BEGINNING. ABBREVIATED LEGAL; TRACT O, PTN OF NE QUARTER, NW QUARTER, SEC 26, TWP 36 N, R4E, W.M., SKAGIT COUNTY, WA. THIS BEING THE SAME PROPERTY CONVEYED TO NICHOLAS R. CLEMENT AND KERI L. CLEMENT, HUSBAND AND WIFE, DATED 05.06.2013 AND RECORDED ON 05.14.2013 IN INSTRUMENT NO. 201305140102, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NO. P50020

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): BAY EQUITY LLC

Reference Number: 201361701260C