



**202103250155**

03/25/2021 03:47 PM Pages: 1 of 3 Fees: \$106.50  
Skagit County Auditor

When Recorded Return to:

Morgan M. Witt  
P.O. Box 726  
Mount Vernon, WA 981

**DEED OF TRUST**

**GRANTORS (Borrowers):** Stephanie A. Vervaart

**GRANTEES (Beneficiaries):** Gerald F. Vervaart, Jr.

Trustee : George T. Freeman

**LEGAL DESCRIPTION (abbreviated):**

DK 12: LOT 13, SPARR'S REPLAT IN TRACT 13 & 15, BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOL 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WA; EXCEPT THE FOLLOWING DESCRIBED TRACT, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 63 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 13 TO A POINT THAT IS 30 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF SAID LOT 13 TO THE NORTHERLY LINE OF GALBREATH ROAD AS SHOWN ON SAID PLAT OF SPARR'S REPLAT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF GALBREATH ROAD TO THE EAST LINE OF SAID LOT 13; THENCE NORTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF LOT 13, 103.36 FEET TO THE POINT OF BEGINNING.

Situate in County of SKAGIT, State of Washington.

**ASSESSOR'S PARCEL NUMBER:** P69730

**ASSESSOR'S TAX ID NUMBER:** 4019-000-013-0006

**THIS DEED OF TRUST**, made this 15 day of March, 2021, by and between Stephanie A. Vervaart, Grantor/Borrower, and Gerald F. Vervaart, Jr., Grantee/Beneficiary,

Grantee hereby bargains, sells and conveys to Grantor, the following described real property in Skagit County, Washington:

DK 12: LOT 13, SPARR'S REPLAT IN TRACT 13 & 15, BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN  
1 of 3

VOL 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WA; EXCEPT THE FOLLOWING DESCRIBED TRACT, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 63 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 13 TO A POINT THAT IS 30 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF SAID LOT 13 TO THE NORTHERLY LINE OF GALBREATH ROAD AS SHOWN ON SAID PLAT OF SPARR'S REPLAT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF GALBREATH ROAD TO THE EAST LINE OF SAID LOT 13; THENCE NORTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF LOT 13, 103.36 FEET TO THE POINT OF BEGINNING.

Situate in County of SKAGIT, State of Washington.

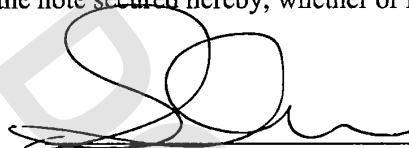
which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any way appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of FORTY THOUSAND FIVE HUNDRED AND 00/100 U.S. DOLLARS (\$40,500.00 USD) with no interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of his successors or assigns, together with interest thereon at such rate as shall be agreed upon.

In the event of default by Grantor, Beneficiary shall cause this Deed of Trust to be foreclosed as a mortgage.

This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

DATED this 15 day of March, 2021.

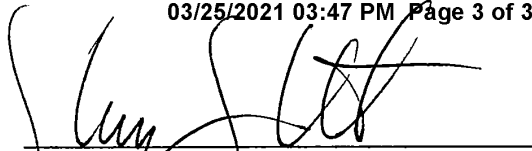
  
Stephanie A. Vervaart  
Grantor/Borrower

3/15/21  
Date

STATE OF WASHINGTON        )  
  )  
  )        ss.  
COUNTY OF SKAGIT         )

On this day personally appeared before me, Stephanie A. Vervaart, to me known to be the individuals described herein and who executed the within and foregoing instrument, comprised of three pages, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of March, 2021.



NOTARY PUBLIC in and for the State  
of Washington, residing at: Wash. Vancor, WA  
My commission expires: 9/19/22

MORGAN M WITT  
Notary Public  
State of Washington  
License Number 63844  
My Commission Expires  
September 19, 2022

UNOFFICIAL DOCUMENT