

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

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**

DORIE A. VAN DEN TOP, UNMARRIED  
HTTA DORIE JONES

The Borrower's address is 2944 UPPER SAMISH 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:

2944 UPPER SAMISH 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

PORTION OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 36  
NORTH, RANGE 4 EAST, W.M.

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: P117244

"Security Instrument" means this document, which is dated 02/23/23, 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. \$ 115,000.00 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 02/28/2053.

**"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:

Dorie A. Van Den Top  
DORIE A. VAN DEN TOP

BORROWER:

Dorie Jones  
HTTA DORIE JONES

BORROWER:

\_\_\_\_\_

BORROWER:

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BORROWER:

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BORROWER:

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BORROWER:

BORROWER:

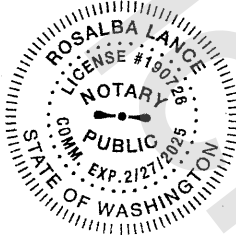
STATE OF WASHINGTON

CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Dorie A Van Den Top  
HITA Dorie Jones  
 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: 2/23/2023Rosalba Lance  
Notary PublicNotary public

Title

My Appointment expires: 02/27/2025

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\_\_\_\_\_  
Title

My Appointment expires: \_\_\_\_\_

(Seal or Stamp)

THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

**Schedule A**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE LYING AND BEING, IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT; THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 29 RODS; THENCE EAST 62 AND HALF RODS; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SECTION THAT IS 48 AND HALF RODS EAST OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; ABBREVIATED LEGAL; PORTION OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. THIS BEING THE SAME PROPERTY CONVEYED TO DORIE JONES, AN UNMARRIED WOMAN, DATED 03.30.2018 AND RECORDED ON 02.01.2019 IN INSTRUMENT NO. 201902010025, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NO. P117244

**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): FREEDOM MORTGAGE

Reference Number: 230301657460C

KeyBank WA Short Form HELOC Security Instrument (12/4/2014)  
HC# 4845-3460-4037v5

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