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Skagit County Auditor

When recorded return to:  
The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221

Short Form  
**DEED OF TRUST**

THIS DEED OF TRUST, made this 28<sup>th</sup> day of OCTOBER 2025 between ELLEN BAGLIEN as GRANTOR, whose address is 2812 Morrison Court, Anacortes, Washington 98221 and GUARDIAN NW TITLE AND ESCROW COMPANY OF ANACORTES/MOUNT VERNON as TRUSTEE, whose address is 3202 Commercial Avenue, Anacortes, WA 98221 and WAYNE ARTHUR SABO as BENEFICIARY, whose address is 201 Galer Street, Unit 233, Seattle, Washington 98109.

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in Skagit County, Washington:

P119482

All of Lots 4 and 5, and those portions of Lot 3 and the West 8 feet of the vacated 2<sup>nd</sup> Street (Morrison Court), all in Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5;  
Thence North 02°08'53" East along the West line of said Lots 3, 4, and 5, 70.00 feet;  
Thence South 88°38'23" East, 128.33 feet;

Thence South 02°08'12" West 39.07;  
Thence North 88°32'54" West, 8.00 feet to the Northeast corner of said Lot 5;  
Thence South 02°08'12" West, along the East line of said Lot 5, 30.93 feet to its Southeast corner;  
Thence North 88°38'23" West, along the South line of said Lot 5, 120.35 feet to the point of beginning.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200808050162 and revised under Auditor's File No. 200210280077).

Situate in the County of Skagit, State of Washington.

Subject to all covenants, easements, reservations and other matters of record, including but not limited to those exceptions contained in the Statutory Warranty Deed recorded on August 13, 2019, under Skagit County Auditor's file number 201908130017.

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, 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.

Skagit County Parcel Number(s): P119482  
Skagit County XRef ID: 3816-015-005-0200

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of thirty seven thousand five hundred dollars (\$37,500.00) with interest thereon only in the case of default according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/their 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(s) 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 office of the Skagit County Auditor, Book 19, pages 80-83, pursuant to auditor's file number 716277.

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(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand and seal of the Grantor on the day and year first above written.

Signed this 28 day of October 2025.

Ellen Baglien  
Ellen Baglien, Grantor

State of Skagit

County of Washington

This record was acknowledged before me on this 28<sup>th</sup> day of October 2025 by Ellen Baglien, an unmarried woman, acting in her personal capacity.

Justin Rothboeck  
Justin Rothboeck  
Notary Public in and for the State of Washington.  
Residing at Anacortes, Washington.  
My appointment expires September 9, 2026.

