

When recorded return to:

Guardian Northwest Title
P.O. Box 1667
Mount Vernon, WA 98273

Recorded at the Request of:
Guardian Northwest Title
File No.: 111685 plus



201607050099

Stagit County Auditor

\$78.00

7/5/2016 Page

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5 1:25PM

**SHORT FORM
DEED OF TRUST**

GUARDIAN NORTHWEST TITLE CO.

111988

THIS DEED OF TRUST is made this 22nd day of June, 2016 between **Keith S. Johnson, an unmarried man** as GRANTOR, whose address is **18870 Quail Drive, Mount Vernon, Washington, 98274**, and **SEAS**, as TRUSTEE, whose address is **1301-B Riverside Drive, Mount Vernon, Wa. 98273** and **Guardian Northwest Title Company** as BENEFICIARY, whose address is **P.O. Box 1667, Mount Vernon, WA 98273**.

Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in **Skagit County, Washington**:

Abbreviated Legal: Portions of the Southwest 1/4 of the Southwest 1/4 of Section 8; Township 33 North, Range 33 4, W.M. as more fully described on Exhibit "A" hereto

Tax Parcel Number(s): **P16542, P16541 and P133124**

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 Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and to secure the terms of the certain **INDEMNITY AGREEMENT II** with interest thereon according to the terms of said Indemnity Agreement II 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 other 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 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 offices of the County Auditors of the following counties in Washington in the book, and at the page designated after name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed Under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Challam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mtgs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed Under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc	373-376	538241	Stevens	109 of Mtgs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

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 acknowledges receipt of such Master Form Deed of Trust.

This Property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

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

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

Keith S. Johnson
Keith S. Johnson

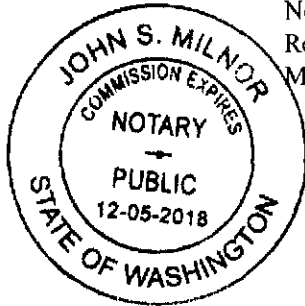
State of Washington }
County of Skagit } SS:

Keith S. Johnson is

I certify that I know or have satisfactory evidence that A the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22nd 2016

John S. Milnor
Katie Hickok John S. Milnor
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 12/05/2018



REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____,

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.

EXHIBIT "A"

TAX PARCEL No. P16542
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT County Road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District 17, described as follows:

Beginning at the Southeast corner of the above described tract of land along the North right-of-way line of the County Road;
Thence North along the East line of said subdivision, a distance of 290.4 feet;
Thence West, along a line parallel to the South line of said subdivision, a distance of 150.0 feet;
Thence South, along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North Line of the County Road;
Thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: April 7, 2016

TAX PARCEL No. P16541
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Parcel A:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT County Road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17; AND EXCEPT the following described tract of land:

Beginning at the Southeast corner of the above described tract of land along the North right-of-way line of the County Road;

Thence North along the East line of said subdivision, a distance of 290.4 feet;

Thence West, along a line parallel to the South line of said subdivision, a distance of 150.0 feet;

Thence South, along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North Line of the County Road;

Thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

Parcel B:

The North 20 acres of the West 40 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M.; EXCEPT the East 220 feet of the North 330 feet of said North 20 acres; AND EXCEPT that portion, if any, lying within the boundaries of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; AND EXCEPT that portion, if any, lying within the boundaries of the South 20 acres of the West 40 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision;

Parcel C:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45° East to an existing fence line, (lying approximately 9 feet North of the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence West along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

All situate in the County of Skagit, State of Washington.


DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: April 7, 2016