



Skagit County Auditor
12/15/2016 Page

1 of 410:20AM
\$77.00

AFTER RECORDING MAIL TO:

Name Kelly-Chris Sullivan
Address 10429 Samish Island Rd
City/State Brem, WASH 98232

**SHORT FORM
DEED OF TRUST**

THIS DEED OF TRUST is made this 10 day of Dec
2016, BETWEEN Honey & Charlotte
DIKSTRA
_____, as Grantor,
whose address is 12542 Cowardin #7
Burlington, WASH 98233;

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee, whose address is
1301-B Riverside Drive Mount Vernon, WASH 98273;
and Kelly Sullivan - Chris Sullivan husband-wife, as Beneficiary,
whose address is 10429 Samish Island Road Brem, WASH 98232

Grantor hereby irrevocably grants, bargains and conveys to Trustee in trust, with power of sale, the following described property in SKAGIT County, Washington.

PROPERTY ID 76149
1621 TOWNSHIP ST Sedro-Woolley, WASH 98284
PARCEL A OF AF# 201107290075 Described as follows
lot 28 THROUGH 30 inclusive, Block 77, PLAT OF FIRST
ADDITION TO THE TOWN OF SEDRO-WOOLLEY IN SKAGIT COUNTY
WASHINGTON (SEE ATTACHED)

Assessor's Property Tax Parcel/Account Number(s):
76149 # 4150-077-030-0002

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertain-
ing, 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 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 payment of the sum of Sixty Five Thousand Dollars
DOLLARS (\$ 65,000.00)

with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor,
all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any
of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

ACCOMMODATION RECORDING ONLY
WILD

GUARDIAN NORTHWEST TITLE CO.
(this space for title company use only)

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 the name of each county, to-wit:

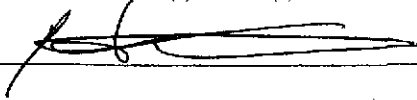
COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Record Instr.	513-16	1229877	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed Under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Fram 835-838	236038
Celan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	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.	310-319	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.


The 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 hereinbefore set forth.

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



 12-14-16



 12-14-16

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 evidence 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 _____, 19 _____

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 for cancellation before reconveyance will be made.

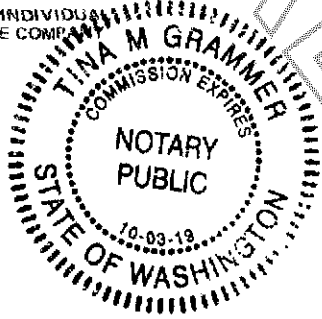
STATE OF Washington
County of Skagit

On this day personally appeared before me Henry & Charlotte Dykstra
to me known to be the individual described in and who executed the within and foregoing instrument, 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 14 day of December 2016

T. Grammer
Notary Public in and for the State of
residing at Bellingham, WA
My appointment expires 10-3-19

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 46



DOCUMENT

UNOFFICIAL DOCUMENT

Lots 28 through 30, inclusive, Block 77, Plat of "First Addition to the Town of Sedro, in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

EXCEPT the North 60.00 feet (as measured perpendicular to and parallel with the North line) thereof.

AND EXCEPT that portion lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Lot 30, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington" thence South $88^{\circ} 37' 05''$ East along the South line of Lots 30, 29 and 28, also being the Northerly right-of-way margin of Alexander Street, for a distance of 85.00 feet to the TRUE POINT OF BEGINNING of said line; thence North $1^{\circ} 24' 09''$ East parallel with the West line of said Lot 30 for a distance of 60.03 feet, more or less, to the South line of the North 60.00 feet (as measured perpendicular to and parallel with said North line) of said Lot 28 being the terminus of said line description.

Subject to matters of record.