

Return To:
SOLIDIFI U.S INC.
1671 Park Rd. #2
Ft. Wright, KY 41011-9901

DF703382

[Space Above This Line For Recording Data] 25283928

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. 2013002282, for land situate in the County of SKAMANIA.

“Borrower” is
JUDITH LANZ, UNMARRIED

The Borrower’s address is 330 SW VANCOUVER AVE
STEVENSON, WA 98648

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:

330 SW VANCOUVER AVE STEVENSON, WA 986486462
 (“Property Address”), which is also located in [include lot, block, plat name, section-township-range, as appropriate]:

the County of SKAMANIA, in the State of Washington

GOVERNMENT LOT 9, S1, T2N, R7E DEED NO: 2010177352 PARCEL NO:
~~0207011010000~~ 02070110010000

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: ~~0207011010000~~ 02070110010000

“Security Instrument” means this document, which is dated 06/29/17, 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. \$ 36,500.00 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 07/05/2047.

“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:


JUDITH LANZ

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

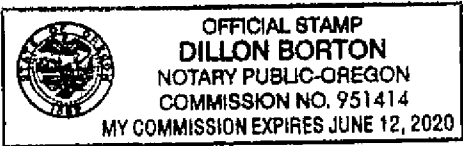
BORROWER:

STATE OF ~~WASHINGTON~~ Oregon
CITY/COUNTY OF Hood River

I certify that I know or have satisfactory evidence that Judith Lanz

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: June 30, 2017



[Signature]
Notary Public
Title Notary Public
My Appointment expires: June 23, 2017 ~~2017~~ 2020
12, 2020

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 / Kristy Young

Schedule A

See Addendum A

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.

Reference Number: 171791638430

Addendum A

Property Address:

330 SW VANCOUVER AVE
STEVENSON, WA 986486462

Borrower(s):

JUDITH LANZ

Customer Number:

171791638430

Legal Description of Property

SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: PARCEL I A TRACT OF LAND IN THE HENRY SHEPARD D.L.C. AND IN GOVERNMENT LOT 9, IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9 OF THE SAID SECTION 1, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SHEPARD D.L.C. AFORESAID; THENCE EAST TO A POINT 3 FEET EAST OF SAID WEST LINE; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SHEPARD D.L.C. 215 FEET MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY LOUIS M. JOSEPH, ET. UX. TO JACK M. SCHMIDT ET UX BY DEED DATED NOVEMBER 18, 1970 AND RECORDED AT PAGE 443 OF BOOK 62 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 72° 22' 48" WEST 3 FEET, MORE OR LESS, TO THE WEST LINE OF THE SHEPARD D.L.C.; THENCE NORTH ALONG SAID WEST LINE TO A POINT 209 FEET SOUTH OF THE POINT OF BEGINNING; THENCE WEST 104.5 FEET; THENCE NORTH 209 FEET TO THE NORTH LINE OF SECTION 1; THENCE EAST 104.5 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO THE TOWN OF STEVENSON BY INSTRUMENT RECORDED SEPTEMBER 28, 1965, IN BOOK 55, PAGE 4, SKAMANIA COUNTY DEED RECORDS. PARCEL II THAT PORTION OF GOVERNMENT LOT 9, SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAME IDI N, EN ON, SKAMANIA COUNTY WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 9; THENCE SOUTH 00° 50' 52" WEST 209.00 FEET ALONG THE EAST LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 50' 52" WEST 15.96 FEET; THENCE NORTH 89° 46' 03" WEST 105.28 FEET; THENCE NORTH 00° 46' 23" EAST 17.96 FEET; THENCE SOUTH 88° 05' 55" EAST 105.30 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2010177352, OF THE SKAMANIA COUNTY, WASHINGTON RECORDS. ABBREVIATED LEGAL: GOVERNMENT LOT 9, S1, T2N, R7E DEED NO: 2010177352 PARCEL NO: 0207011010000

02070110010000