

After Recording Return To:

KeyBank National Association
SOLIDIFI - ATTN: Filings
127 John Clarke Road
Middletown, RI 02842

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

<u>Lender (Name and NMLSR Number)</u>	<u>Loan Originator (Name and NMLSR Number)</u>
<u>KeyBank National Association</u>	<u>Tony Nguyen</u>
<u>399797</u>	<u>1509098</u>

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 Deed of Trust recorded in the Office of the Recorder on 10/17/2013, in Book/Volume _____ at Page(s) _____ or Recording No. 2013002281, for land situate in the County of SKAMANIA

“Borrower” is
ELIZABETH J. REYNOLDS, UNMARRIED

The Borrower’s address is 7081 E LOOP RD
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:

7081 E LOOP RD STEVENSON, WA 98648

(“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
PTN SEC 16 T3N R7E, W.M., DEED: 2018002261

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: 03073644030000

“Security Instrument” means this document, which is dated 12/28/18, 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 promissory note signed by Borrower and dated 12/28/18. The Debt Instrument states that Borrower owes Lender U.S. \$ 45,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 01/11/2039.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"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 renewals, extensions and modifications of the Debt 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 seized 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 24 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:


ELIZABETH J. REYNOLDS

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

Oregon
STATE OF ~~WASHINGTON~~
CITY/COUNTY OF Clackamas

I certify that I know or have satisfactory evidence that Elizabeth J Reynolds

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: 12/28/2018

Angela Jean Long
Notary Public
Notary

Title
My Appointment expires: 2/9/2019



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: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

See Addendum A

Schedule B

Reference Number: 183231042260C

Addendum A

Property Address:

7081 E LOOP RD
STEVENSON, WA 98648

Borrower(s):

ELIZABETH J. REYNOLDS

Customer Number:

183231042260C

Legal Description of Property

SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: A TRACT OF LAND LOCATED IN THE HENRY SHEPARD D.L.C. IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIPE, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF VANCOUVER AVENUE AND KANAKA CREEK ROAD; THENCE NORTHERLY ALONG THE CENTERLINE OF KANAKA CREEK ROAD A DISTANCE OF 420 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 61 DEGREES 40' WEST FROM AN IRON PIPE ON THE WEST BANK OF KANAKA CREEK; THENCE NORTH 61 DEGREES 40' EAST TO THE CENTERLINE OF STRAWBERRY ROAD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 61 DEGREES 41' EAST 156 FEET, MORE OR LESS, TO SAID IRON PIPE; THENCE CONTINUING NORTH 61 DEGREES 40' EAST 20 FEET, MORE OR LESS, TO THE CENTERLINE OF KANAKA CREEK; THENCE FOLLOWING THE CENTERLINE OF KANAKA CREEK IN A NORTHERLY DIRECTION TO THE CENTERLINE OF STRAWBERRY ROAD; THENCE FOLLOWING THE CENTERLINE OF STRAWBERRY ROAD IN A SOUTHERLY DIRECTION TO THE TRUE POINT OF BEGINNING. SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11 AND 12 OF THE PRELIMINARY TITLE REPORT DATED OCTOBER 11, 2018 FILE NUMBER S18-0491KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED. ABBREVIATED LEGAL: PTN SEC 16 T3N R7E, W.M., DEED: 2018002261 PAR: 03073644030000 BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 2018002261 OF THE SKAMANIA COUNTY, WASHINGTON RECORDS. 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