



200907160103  
Skagit County Auditor

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**After Recording Return To:**

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Attn: Document Mgt.  
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ATI# 200905130837

**SHORT FORM OPEN-END DEED OF TRUST**

**Trustor(s) JOHN A. BRADSHAW AND CARLA L. BRADSHAW, HUSBAND AND WIFE**

**Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

**Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

**Legal Description ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.**

**Assessor's Property Tax Parcel or Account Number P32084**

**Reference Numbers of Documents Assigned or Released**



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This instrument prepared by:  
Wells Fargo Bank, N.A.  
JENNIFER L BALDWIN, DOCUMENT PREPARATION  
2202 W. ROSE GARDEN LANE  
PHOENIX, ARIZONA 85027  
866-537-8489

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## SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20091287800196

Account number: 651-651-2747293-1XXX

### DEFINITIONS

Words used in multiple sections of this document are defined below. The Master Form Deed of Trust includes other defined words and rules regarding the usage of words used in this document.

- (A) "Security Instrument" means this document, which is dated JUNE 22, 2009, together with all Riders to this document.
- (B) "Borrower" is JOHN A. BRADSHAW AND CARLA L. BRADSHAW, HUSBAND AND WIFE. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is Wells Fargo Bank, N.A. Lender is a national bank organized and existing under the laws of the United States. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104.
- (D) "Trustee" is Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102.
- (E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated JUNE 22, 2009. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100THS Dollars (U.S. \$187,500.00) plus

WASHINGTON - SHORT FORM OPEN-END SECURITY INSTRUMENT  
HCWF#1006v1 (11/15/2008)

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interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after July 22, 2049.

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

(G) "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.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Leasehold Rider
- Third Party Rider
- Other(s) [specify] \_\_\_\_\_ N/A

(I) "Master Form Deed of Trust" means the Master Form Open-End Deed of Trust dated June 14, 2007, and recorded on July 12, 2007, as Auditor's File Number 200707120063 in Book n/a at Page n/a of the Official Records in the Office of the Auditor of Skagit County, State of Washington.

**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 in the

\_\_\_\_\_ County of \_\_\_\_\_ Skagit :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

**ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.**

which currently has the address 1101 36TH ST  
of \_\_\_\_\_  
\_\_\_\_\_ ANACORTES, Washington \_\_\_\_\_ ("Property Address"):  
[City] [Street] [Zip Code]

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." The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

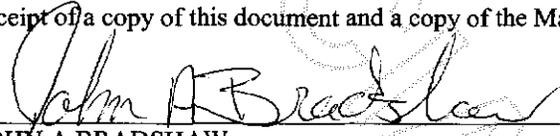


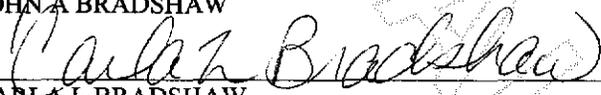
**BORROWER COVENANTS** that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**MASTER FORM DEED OF TRUST**

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Deed of Trust are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of the Master Form Deed of Trust.

  
\_\_\_\_\_  
JOHN A BRADSHAW -Borrower

  
\_\_\_\_\_  
CARLA L BRADSHAW -Borrower



For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

JOHN A BRADSHAW AND CARLA L BRADSHAW  
(here insert the name of

grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 22 day of JUNE, 20 09.

Witness my hand and notarial seal on this the 22 day of JUNE, 2009

Marsha L Sullivan  
Signature

MARSHA L SULLIVAN  
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: OCT 15 2011

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**EXHIBIT A**

Reference: 20091287800196

Account: 651-651-2747293-1998

**Legal Description:**

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 36TH STREET AS SHOWN ON THE "PLAT OF MRS. MARY EUBANK'S FIRST ADDITION TO THE CITY OF ANACORTES", 60 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE WEST ON THE SOUTH LINE OF SAID 36TH STREET, 60 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 216 FEET TO THE NORTH LINE OF 37TH STREET IN "CHILD'S & HAGADORN'S FIRST ADDITION TO THE CITY OF ANACORTES" EXTENDED EAST; THENCE EAST ON SAID NORTH LINE OF 37TH STREET, 60 FEET; THENCE NORTH TO POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED 36TH STREET ADJOINING AS WOULD ATTACH BY OPERATION OF LAW.**

Exhibit A, CDP.V1 07/2004



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