



200910300049

Skagit County Auditor

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After Recording Return To:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) DARRYL L. PAULSEN AND EVELYN J. PAULSEN, AS CO-TRUSTEES
OF THE DARRYL L. PAULSEN AND EVELYN J. PAULSEN TRUST
U/T/D MAY 10, 2005

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 LOT 17 SURVEY OF ROCK RIDGE AF#9812030124; BEING A PORTION OF BLOCKS 1318 - 132 3 AND BLOCKS 1122 - 1125. ALL IN SECTION 30. LOT 17 SURVEY OF ROCK RIDGE AF#981 2030124; BEING A PORTION OF BLOCKS 1318 - 1323 AND BLOCKS 1122 - 1125. ALL IN S ECTION 30, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.

Assessor's Property Tax Parcel or Account Number P114115

Reference Numbers of Documents Assigned or Released

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



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This instrument prepared by:
Wells Fargo Bank, N.A.
BONNIE COPE, DOCUMENT PREPARATION
2202 W. ROSE GARDEN LANE (MAC
PHOENIX, ARIZONA 85027
866-452-3913

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20092679700120

Account number: 650-650-9459207-1XXX

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 OCTOBER 08, 2009, together with all Riders to this document.

(B) "Borrower" is DARRYL L. PAULSEN AND EVELYN J. PAULSEN, AS CO-TRUSTEES OF THE DARRYL L. PAULSEN AND EVELYN J. PAULSEN TRUST U/T/D MAY 10, 2005. 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 OCTOBER 08, 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, EIGHTY-

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FIVE THOUSAND AND 00/100THS Dollars (U.S. **\$85,000.00**) plus 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 November 08, 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]:

☐ N/A Leasehold Rider

☒ X Third Party Rider

☐ N/A 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]

LOT 17 SURVEY OF ROCK RIDGE AF#9812030124; BEING A PORTION OF BLOCKS 1318 - 132 3 AND BLOCKS 1122 - 1125. ALL IN SECTION 30. LOT 17 SURVEY OF ROCK RIDGE AF#981 2030124; BEING A PORTION OF BLOCKS 1318 - 1323 AND BLOCKS 1122 - 1125. ALL IN S ECTION 30, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.

which currently has the address
of

3818 W 12TH ST

ANACORTES, Washington 98221 ("Property Address"):
[City] [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

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"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 seized 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.

HOME ASSET MANAGEMENTSM ACCOUNT

The loan agreement referenced in the above definition of "Debt Instrument" includes any amendments to the Debt Instrument, including the Home Asset ManagementSM Account Addendum dated the same date as the Debt Instrument.

In accordance with the terms of the Debt Instrument, Lender may in its sole discretion periodically offer to increase Borrower's credit limit under the Debt Instrument, subject to the satisfaction of certain conditions. These conditions include, among other things, Borrower's maintenance of a first mortgage loan on the Property with Wells Fargo Bank, N.A. Any such increase in Borrower's credit limit shall increase the maximum principal sum secured by this Security Instrument. Borrower agrees that any future advances made under any credit limit increases shall have the same lien priority as if the future advances were made as of the date of this Security Instrument.

Despite any language to the contrary in this Security Instrument, Borrower covenants that the Property is unencumbered, except for a first lien purchase money or refinance of purchase money encumbrance given to Wells Fargo Bank, N.A.



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.

Darryl L Paulsen TRUSTEE
DARRYL L PAULSEN TRUSTEE OF THE DARRYL L PAULSEN AND EVELYN J
PAULSEN TRUSTU/T/D MAY 10, 2005 -Borrower

Evelyn J Paulsen TRUSTEE
EVELYN J PAULSEN TRUSTEE OF THE DARRYL L PAULSEN AND EVELYN J
PAULSEN TRUSTU/T/D MAY 10, 2005 -Borrower

For An Individual Acting In His/Her Own Right:
State of _____

County of _____

On this day personally appeared before me

_____ (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 _____ day of _____, 20 _____.

Witness my hand and notarial seal on this the _____ day of _____, _____.

Signature

[NOTARIAL SEAL]

Print Name:

Notary Public

My commission expires: _____

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For An Individual Trustee Borrower:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me

DARRYL L. PAULSEN AND EVELYN J. PAULSEN

(here insert the name of

grantor or grantors) to me known to be the Trustee for the Trust known as

DARRYL L. PAULSEN AND EVELYN J. PAULSEN TRUST and who executed the within and foregoing instrument in his or her capacity as Trustee for the said trust, and that he was authorized to do so in the trust instrument pursuant to which the said Trust was created, 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 9th day of OCTOBER, 2009. (Signature of officer and official seal below)

Witness my hand and notarial seal on this the 9th day of OCTOBER, 2009

Irene P. Abercrombie
Signature

Irene P. Abercrombie
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 4-5-2010

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EXHIBIT A

LOT 17 OF ROCK RIDGE, A SURVEY RECORDED DECEMBER 3, 1998, IN VOLUME 21 OF SURVEYS, PAGES 85 THROUGH 87, UNDER AUDITOR'S FILE NO. 9812030124, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING ALSO DESCRIBED AS A PORTION OF BLOCK 1125, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 17 SURVEY OF ROCK RIDGE AF#9812030124; BEING A PORTION OF BLOCKS 1318 - 1323 AND BLOCKS 1122 - 1125. ALL IN SECTION 30. LOT 17 SURVEY OF ROCK RIDGE AF#9812030124; BEING A PORTION OF BLOCKS 1318 - 1323 AND BLOCKS 1122 - 1125. ALL IN SECTION 30.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.



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Skagit County Auditor

Reference: 20092679700120
Account: 650-650-9459207-1998

Wells Fargo Bank, N.A.

THIRD PARTY RIDER

THIS THIRD PARTY RIDER is made on **OCTOBER 08, 2009** is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned Trustee(s) to secure the Debt Instrument from **DARRYL L PAULSEN And EVELYN J PAULSEN** (individually and collectively referred to as the "Debtor") to **Wells Fargo Bank, N.A.** (the "Lender") of the same date and covering the property described in the Security Instrument (the "Property") and located at:

3818 W 12TH ST, ANACORTES, WASHINGTON 98221

[Property Address]

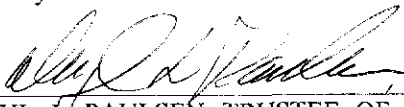
In addition to the covenants and agreements made in the Security Instrument, the undersigned Trustee(s) and Lender further covenant and agree as follows:

With respect to the **THE DARRYL L PAULSEN AND EVELYN J PAULSEN TRUST** (the "Trust"), the Security Instrument constitutes a third party mortgage/deed of trust and grant of security interest by the undersigned as Trustee(s) of said Trust in the Property to secure the Debt Instrument of the Debtor to the Lender. Consequently, references in the Security Instrument to "Borrower" refer to the undersigned Trustee(s) and the Debtor if the context in which the term is used so requires. Without limiting the generality of the foregoing, the use of the term "Borrower" in the context of warranties, representations and obligations pertaining to the Property shall refer to the undersigned Trustee(s). The use of the term "Borrower" in the context of the requirements under the Debt Instrument shall refer to the Debtor.

Except with respect to the obligation(s) of the undersigned as individuals, and not as Trustee(s), with respect to the Debt Instrument before the date first set forth herein above and the obligation(s) of the undersigned as individuals with respect to the Debt Instrument prior to the transfer of the Property into the Trust, the Trust and the undersigned, as Trustee(s), are not liable for the debt evidenced by the Debt Instrument and are a party hereunder only insofar as their interest in the Property is made subject to the Security Instrument.

Further, revocation of the Trust, transfer of the Property by the Trust, or death of any Debtor shall constitute an event of default under the Security Instrument.

By signing below, the undersigned Trustee(s) accept(s) and agree(s) to the terms and provisions contained in this Third Party Rider.

 TRUSTEE
DARRYL L PAULSEN TRUSTEE OF THE DARRYL L PAULSEN AND EVELYN J PAULSEN TRUSTU/T/D MAY 10, 2005

 TRUSTEE
EVELYN J PAULSEN TRUSTEE OF THE DARRYL L PAULSEN AND EVELYN J PAULSEN TRUSTU/T/D MAY 10, 2005

Attach this Rider to the Security Instrument before Recording

