



201305160074

Skagit County Auditor

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~~After Recording Date~~
After recording, return recording
information to: 201303181484
American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

SHORT FORM DEED OF TRUST

Trustor(s) JERRY L. VAN VLIET AND BARBARA J. VAN VLIET, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank

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

Legal Description PID# P105705 LOT 8, CEDAR RIDGE ESTATES DIV. NO. 1,
MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P105705

Reference Numbers of Documents Assigned or Released

After recording, return recording
information to: 2030318484
American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

This instrument prepared by:
Wells Fargo Bank, N.A.
JONATHAN MCGLOTHLIN
DOCUMENT PREPARATION
7711 PLANTATION RD
ROANOKE, VA, 24019
866-537-8489

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

REFERENCE #: 20130179500085

ACCOUNT #: 682-682-1398806-0xxx

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 April 25, 2013, together with all Riders to this document.
- (B) "Borrower" is JERRY L. VAN VLIET AND BARBARA J. VAN VLIET, 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.
- (E) "Debt Instrument" means the promissory note signed by Borrower and dated April 25, 2013. The Debt Instrument states that Borrower owes Lender TWENTY SEVEN THOUSAND NINE HUNDRED AND 00/100THS Dollars (U.S. \$27,900.00) plus interest. Borrower has promised to pay this debt in one or more regular Periodic Payments and to pay the debt in full not later than seven (7) calendar days after May 20, 2028.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."



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(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 [mark as applicable]:

N/A Leasehold Rider

N/A Third Party Rider

N/A Other(s) [specify] N/A

(I) "Master Form Deed of Trust" means the Master Form Deed of Trust dated June 14, 2007, and recorded on July 12, 2007, as Auditor's File Number 200707120064 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 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 in the

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

PID# P105705 LOT 8, CEDAR RIDGE ESTATES DIV. NO. 1, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of
21396 EGRET PLACE

MOUNT VERNON [Street] 98274 ("Property Address")
[City] , Washington [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.

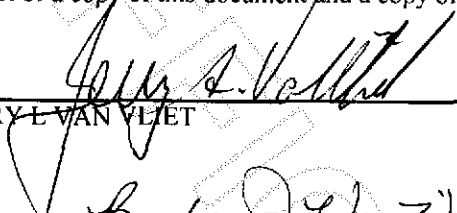


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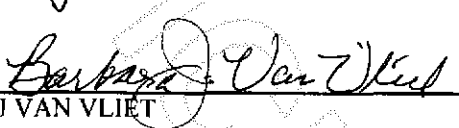
MASTER FORM DEED OF TRUST

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.


JERRY L VAN VLIET

- Borrower


BARBARA J VAN VLIET

- Borrower

WASHINGTON – SHORT FORM CLOSED-END SECURITY INSTRUMENT
HCWF#1008v1 (05/19/12)

WA-107003-0312

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

County of Snohomish

On this day personally appeared before me
Jerry L VanVLIET and Barbara J VANVLIET
(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 25 day
of April, 2013.

Witness my hand and notarial seal on this the 25th day of April, 2013

Christine Keimig
Signature

[NOTARIAL SEAL]



Christine Keimig
Print Name: Notary Public
Notary Public

My commission expires: March 31, 2016

WASHINGTON – SHORT FORM CLOSED-END SECURITY INSTRUMENT
HCWF#1008v1 (05/19/12)

WA-107003-0312

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Documents Processed 04-23-2013 12:13:32



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EXHIBIT A

Reference: 20130179500085

Account: 682-682-1398806-0xxx

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 8, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 147 THROUGH 152, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 8, CEDAR RIDGE ESTATES DIV. NO. 1,



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