



201305300003

Skagit County Auditor

\$76.00

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4 9:28AM

Return To (name and address):  
 Indecomm Global Services  
 2925 Country Drive  
 Little Canada, MN 55117



022024390-000558522

This Space Provided for Recorder's Use

When Recorded Return To:

Document Title(s): Deed of Trust

Grantor(s): See GRANTOR below

Grantee(s): U.S. Bank National Association ND

Legal Description: See attached Exhibit "A"

Assessor's Property Tax Parcel or Account Number: P19405

Reference Numbers of Documents Assigned or Released:

Abbreviated Legal: PTN LTS 2 and 3 SP # G7-80 AFN 8104220037.

State of Washington

Space Above This Line For Recording Data

78705580

## DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is ...05/03/2013.....  
 ..... The parties and their addresses are:

**GRANTOR:**

ANTHONY J. VECCHIONE, JR. AND LIZBETH VECCHIONE, HUSBAND AND WIFE

- ☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:**

U.S. Bank Trust Company, National Association,  
 a national banking association organized under the laws of the United States  
 111 SW Fifth Avenue  
 Portland, OR 97204

**LENDER:**

U.S. Bank National Association ND,  
 a national banking association organized under the laws of the United States  
 4325 17th Avenue SW  
 Fargo, ND 58103

**WASHINGTON - DEED OF TRUST**

(NOT FOR FNMA, FHLMC, FHA OR VA USE; NOT FOR USE WITH PROPERTY USED FOR AGRICULTURAL OR FARMING PURPOSES)

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2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:  
See attached Exhibit "A"

The property is located in SKAGIT COUNTY at .....  
(County)  
14180 CRATER LAKE RD., ANACORTES ..... Washington 98221-8594...  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 121,539.97..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
- A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)*  
Borrower(s): ANTHONY VECCHIONE and LIZBETH VECCHIONE  
Principal/Maximum Line Amount: 121,539.97  
Maturity Date: 05/05/2028  
Note Date: 05/03/2013
  - B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
  - C. All obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
  - D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

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This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **MASTER FORM.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust master form (Master Form), inclusive, dated 01/19/2007 and recorded as Recording Number ..... or Instrument Number 200701190036 ..... in Book ..... at Page(s) ..... in the SKAGIT County, Washington, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Form was recorded.
6. **OTHER TERMS.** ☒ **Mortgage Rider - Escrow for Taxes and Insurance.** If checked, the covenants and agreements of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into and supplement and amend the terms of this Security Instrument.

**SIGNATURES:** By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

(Signature) Anthony J. Vecchione, Jr. (Signature) Lizbeth Vecchione  
ANTHONY J. VECCHIONE, JR. LIZBETH VECCHIONE

**ACKNOWLEDGMENT:**

STATE OF Washington COUNTY OF Skagit } ss.  
(Individual) I certify that I know or have satisfactory evidence that ANTHONY J. VECCHIONE, JR. AND LIZBETH VECCHIONE, HUSBAND AND WIFE

is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 3, 2013

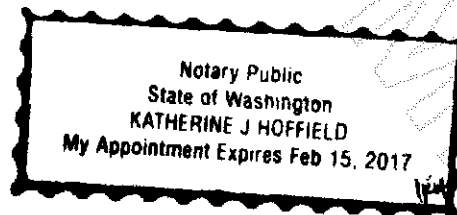
(Seal)

Katherine J. Hoffield  
Notary Public in and for the State of Washington,  
Residing At:

My notary  
appointment expires:  
February 15, 2017

910 0 Ave  
Anacortes WA 98221

Prepared By:  
Southwest Financial Services, Ltd.  
537 E Pete Rose Way, STE 300  
Cincinnati, OH 45202



**EXHIBIT "A" LEGAL DESCRIPTION**

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Account #: 22024390  
Order Date : 03/25/2013  
Reference : 20130671319101  
Name : ANTHONY VECCHIONE  
LIZBETH VECCHIONE  
Deed Ref : 200211190081

Index #:  
Registered Land:  
Parcel #: P19405

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:  
ALL THAT PORTION OF LOTS 2 AND 3, SHORT PLAT NO. 67-80, APPROVED APRIL 21, 1981,  
RECORDED APRIL 22, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 60, UNDER AUDITOR'S  
FILE NO. 8104220037, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:  
"BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 2, OF SAID SHORT PLAT; THENCE  
SOUTH 83 DEGREES 31'10" WEST ALONG THE NORTHERLY LINE OF SAID LOT FOR 191.96  
FEET; THENCE SOUTH 76 DEGREES 39' 10" WEST FOR 272.12 FEET; THENCE SOUTH 22  
DEGREES 12'31" EAST FOR 246.68 FEET; THENCE SOUTH 69 DEGREES 34'20" EAST FOR 247.12  
FEET; THENCE NORTH 50 DEGREES 08'01" EAST FOR 185.46 FEET TO THE MOST NORTHERLY  
CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE NORTHERLY ALONG THE EASTERLY LINE  
OF LOT 2 OF SAID SHORT PLAT FOR 284.21 FEET TO THE POINT OF BEGINNING.

ABBREVIATED LEGAL: PTN LTS 2 AND 3 SHORT PLAT NO. 67-80 AFN 8104220037

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.  
200211190081, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.



\*U03386146\*

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