



201306260015

Skagit County Auditor

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**After Recording Return To:**

After recording, return recording  
information to: 201305091298M

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010

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

**Trustor(s)** SCOTT A. REED AND DONNA M. REED, 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** ABBREVIATED LEGAL: BOWMAN'S CENTRAL SHIP HARBOR  
WATERFRONT PLAT TO ANACORTES, L T 3, AUDITOR FILE NO. 200406210184,  
PTN OF BLK 16. MORE PARTICULARLY DESCRIBED IN THE ATTACHED  
EXHIBIT A.

**Assessor's Property Tax Parcel or Account Number** P56849

**Reference Numbers of Documents Assigned or Released**

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

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

[Space Above This Line For Recording Data]

## SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20130967900015

ACCOUNT #: 682-682-1464574-1xxx

### 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 May 30, 2013, together with all Riders to this document.

(B) "Borrower" is SCOTT A. REED AND DONNA M. REED, 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 loan agreement or other credit instrument signed by Borrower and dated May 30, 2013. 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, FIFTY THOUSAND AND 00/100THS Dollars (U.S. \$50,000.00) 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 June 30, 2043.



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(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 [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 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]

ABBREVIATED LEGAL: BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT TO ANACORTES, L T 3, AUDITOR FILE NO. 200406210184, PTN OF BLK 16. MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of

111 5TH STREET  
[Street]  
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 "Property." The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

WASHINGTON - SHORT FORM OPEN-END SECURITY INSTRUMENT  
WA107006, HCWF#1006v1 (08/18/2012)

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Accessed 05-28-2013 08:42:03



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**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.

  
SCOTT A REED

- Borrower

  
DONNA M REED

- Borrower



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For An Individual Acting In His/Her Own Right:

State of WA

County of Skagit

On this day personally appeared before me

Scott A Reed and Donna M Reed

(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 30 day of May, 20 13.

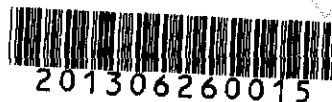
Witness my hand and notarial seal on this the 30 day of May, 2013

[Signature]  
Signature

Print Name: Heath Treichel  
Notary Public



My commission expires: 6-1-15



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**EXHIBIT A**

Reference: 20130967900015

Account: 682-682-1464574-1xxx

**Legal Description:**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 3 OF SURVEY RECORDED JUNE 21, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200406210184, BEING A PORTION OF BLOCK 16, "BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT TO ANACORTES", ACCORDING TO THE PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON IN VOLUME 2 OF PLATS, PAGES 33, TOGETHER WITH THAT PORTION OF VACATED "X" AVENUE. TOGETHER WITH AN UNDIVIDED 1/5 INTEREST IN OF TRACT 17, "PLATE NO. 9 ANACORTES TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON. ABBREVIATED LEGAL: BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT TO ANACORTES, LT 3, AUDITOR FILE NO. 200406210184, PTN OF BLK 16.



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