

~~After Recording Return To:~~

After recording, return recording
information to: 201309101192

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010 M



201308270018

Skagit County Auditor

8/27/2013 Page

1 of

\$78.00

8 9:45AM

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) JONATHAN I. PETRICH AND ALIA L. PETRICH, 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: SECTION 7, TOWNSHIP 35, RANGE 2; PTN. NE NE (AKA PTN. LOT 2, SHORT PLAT NO. 40-87). MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P32781

Reference Numbers of Documents Assigned or Released

After Recording Return to:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 81557
MAC B6955-013
Billings, MT 59107-9900

This instrument prepared by:
Wells Fargo Bank, N.A.
DEB MEADORS
DOCUMENT PREPARATION
2324 OVERLAND AVE
BILLINGS, MT, 59102
866-537-8489

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20131937900153

ACCOUNT #: 682-682-1595687-1xxx

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 August 02, 2013, together with all Riders to this document.

(B) "Borrower" is JONATHAN I. PETRICH AND ALIA L. PETRICH, 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 August 02, 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, TWENTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$25,000.00) 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 September 02, 2043.



201308270018

(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: SECTION 7, TOWNSHIP 35, RANGE 2; PTN. NE NE (AKA PTN. LOT 2, SHORT PLAT NO. 40-87). MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of

_____ 6362 S SHORE RD _____
[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) WA-107006-0312

(page 3 of 5 pages)

Processed 08-01-2013 12:17:36



201308270018

Skagit County Auditor

8/27/2013 Page

3 of

\$78.00

6 9:45AM

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.

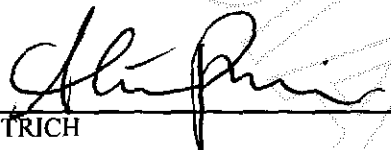
MASTER FORM DEED OF TRUST

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.


JONATHAN I. PETRICH

- Borrower


ALIA L. PETRICH

- Borrower



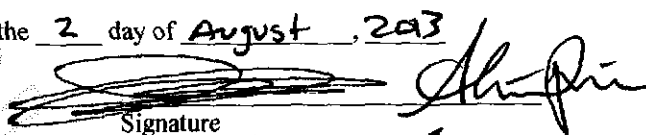
201308270018

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

County of SKAGIT

On this day personally appeared before me
Jonathan E. Petrich, Alia L. Petrich
(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 2 day
of August, 2013.

Witness my hand and notarial seal on this the 2 day of August, 2013


Signature


Print Name: Anthony Sanchez
Notary Public



My commission expires: 3/28/2016



EXHIBIT A

Reference: 20131937900153

Account: 682-682-1595687-1xxx

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-87 AS APPROVED DECEMBER 11, 1987, AND RECORDED DECEMBER 17, 1917, IN VOLUME 8 OF SHORT PLATS, PAGE 5, UNDER AUDITOR'S FILE NO. 8712170003, RECORDS OF SKAGIT COUNTY WASHINGTON BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; EXCEPT THAT PORTION OF SAID LOT 2 SHORT PLAT NO. 40-87 AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 54 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 165.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 26 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 167.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 34 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 501.78; THENCE NORTH 19 DEGREES 03 MINUTES 12 SECONDS EAST A DISTANCE OF 527.46 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF LOT 1, SHORT PLAT NO. 40-87 APPROVED DECEMBER 11, 1987, RECORDED DECEMBER 17, 1987 IN VOLUME 8 OF SHORT PLATS, PAGE 5, UNDER AUDITOR'S FILE NO. 8712170003, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 143.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 166.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 34 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 499.41; THENCE SOUTH 19 DEGREES 03 MINUTES 12 SECONDS WEST A DISTANCE OF 523.82 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES OVER THE SOUTH 30 FEET OF SAID LOT 1, SHORT PLAT NO. 40-87 LYING WEST OF THE ABOVE DESCRIBED PORTION OF SAID LOT 1. ABBREVIATED LEGAL: SECTION 7, TOWNSHIP 35, RANGE 2; PTN. NE NE (AKA PTN. LOT 2, SHORT PLAT NO. 40-87).



201308270018