



201501050036

Skagit County Auditor

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6 9:44AM

After Recording Return To:  
After recording, return recording  
information to:  
**American Title, Inc.**  
**PO Box 641010**  
**Omaha, NE 68164-1010**

**POOR ORIGINAL**

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

**Trustor(s) JONI M. CARTER, AN UNMARRIED PERSON**

**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: PTN SW1/4 AKA TR4 REVISED S/P  
509-80 AF#8107170015. SUBJECT TO RESTRICTIONS, RESERVATIONS,  
EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF  
ANY, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.**

**Assessor's Property Tax Parcel or Account Number P48358**

**Reference Numbers of Documents Assigned or Released**

After Recording Return to:  
Wells Fargo Bank, N.A.  
Attn: Document Mgt.  
P.O. Box 3457  
M/C B6955-015  
Billings, MT 59107-9900

This instrument prepared by  
Wells Fargo Bank, N.A.  
TRACIE LAMBERT  
DOCUMENT PREPARATION  
7711 PLANTATION RD  
ROANOKE, VA. 24019  
856-507-8489

[Space Above This Line For Recording Data]

## SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 2014296960922

ACCOUNT #: XXX-XXX-XXX9895-1998

### 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 December 03, 2014, together with all Riders to this document.
- (B) "**Borrower**" is JONI M. CARTER, AN UNMARRIED PERSON. 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 December 03, 2014. 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, SEVENTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$75,000.00) 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 January 03, 2045.



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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 Cashhold Rider  
N/A Third Party Rider  
N/A Others (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: PTN SW1/4 AKA TR4 REVISED S/P 509-80 AF#8107170015. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of

16272 LOOKOUT LN

\_\_\_\_\_ [Street]  
BOW Washington 98232 ("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.



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.

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.



JONI M CARTER

- Borrower



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For An Individual Acting in His Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

JONI M CARTER

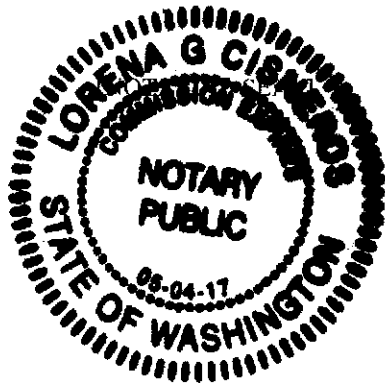
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 3rd day of December, 2014.

Witness my hand and notarial seal on this the 3rd day of December, 2014

Lorena G. Cisneros  
Signature

Lorena G. Cisneros  
Print Name:

Notary Public



My commission expires: May 04, 2017

Loan Originator's Name: Renee Marie Burger  
NMLS ID: 950784



WASHINGTON - SHORT FORM OPEN-END SECURITY INSTRUMENT  
WA107006, HCWF#1006v1 (8/16/2011)

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Documents Processed 12-02-2014 10:41:31



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EXHIBIT A

Reference: 20142969000022

Account: XXX-XXX-XXX9895-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 4, PARCEL MAP NO. 509-80, ENTITLED "REVISED PLAT OF SAN JUAN LOOKOUT", APPROVED NOVEMBER 13, 1981 AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151, UNDER AUDITORS FILE NO. 8111130039, RECORDS OF SKAGIT COUNTY, WASHINGTON. (BEING A REVISION OF THAT CERTAIN SHORT PLAT LOCATED IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 103, UNDER AUDITORS FILE NO. 8107170015, RECORDS OF SKAGIT COUNTY, WASHINGTON). TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT A, ENTITLED "LOOKOUT LANE" AS SHOWN ON THE FACE OF SAID REVISED PARCEL MAP NO. 509-80 AND RECORDED IN VOLUME 3 OF SURVEYS, PAGE 151, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN SW1/4 AKA TR4 REVISED S/P 509-80 AF#8107170015.

Exhibit A, HE101033 CDP.V1 07/2004  
HE-101033-082214



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