



201507230008

Skagit County Auditor

\$78.00

7/23/2015 Page

1 of

6 9:56AM

After Recording Return To:
After recording, return recording information to:

American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) BRUCE A. LEWIS AND TERESA M. KASCH-LEWIS, 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: LTS 1-14 BLK 71 AND LTS 1-7 BLK 72, PLAT OF FIDALGO CITY, PLAT 2 PG 113 AND PTNS OF ADJACENT VACATED STREETS AND ALLEYS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARY DESCRIBED IN ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P73080 & P73081

Reference Numbers of Documents Assigned or Released

~~After Recording Return to:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 91557
MAC B6955-013
Billings, MT 59107-9900~~

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

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SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20151074100081

ACCOUNT #: XXX-XXX-XXX7866-1998

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 June 26, 2015, together with all Riders to this document.
- (B) "**Borrower**" is BRUCE A. LEWIS AND TERESA M. KASCH-LEWIS, 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 June 26, 2015. 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 TWO HUNDRED FIFTY THOUSAND AND 00/100THS Dollars (U.S. \$250,000.00) 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 July 26, 2045.

(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: LTS 1-14 BLK 71 AND LTS 1-7 BLK 72, PLAT OF FIDALGO CITY, PLAT 2 PG 113 AND PTNS OF ADJACENT VACATED STREETS AND ALLEYS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A.

which currently has the address of

_____ 6115 MATZDORF ST _____
[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.

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.


TERESA M KASCH-LEWIS

- Borrower


BRUCE LEWIS

- Borrower

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

TERESA M KASCH-LEWIS

BRUCE LEWIS

(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 26th day of June, 20 15.

Witness my hand and notarial seal on this the 26th day of June, 2015



Signature [Handwritten Signature]
Print Name: Tom Kuzman
Notary Public

My commission expires: 4/16/2017

Loan Originator's Name: Sarah Kate Veach
NMLSR ID: 958815



EXHIBIT A

Reference: 20151074100081

Account: XXX-XXX-XXX7866-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 1 THE SOUTH 1/2 OF 8TH STREET BOUNDED ON THE WEST BY THE EXTENDED CENTERLINE OF THAT VACATED ALLEY WITHIN BLOCK 72, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BOUNDED ON THE EAST BY THE CENTERLINE OF FIDALGO STREET. EXCEPT THE SOUTH 20 FEET OF THE ABOVE DESCRIBED 8TH STREET. TRACT 2 THE WEST ONE-HALF (1/2) OF UNOPENED AND VACATED FIDALGO AVENUE ADJACENT TO LOTS 1 TO 7, INCLUSIVE, BLOCK 71, PLAT OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON. TRACT 3 LOTS 1 TO 14, INCLUSIVE, IN BLOCK 71, AND LOTS 1 TO 7, INCLUSIVE, BLOCK 72, PLAT OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE EAST HALF OF VACATED ALLEY IN SAID BLOCK 72 THAT HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. ALSO TOGETHER WITH THE VACATED ALLEY RUNNING THROUGH SAID BLOCK 71 AND THAT PORTION OF VACATED CARLYLE AVENUE LYING BETWEEN SAID BLOCKS 71 AND 72, AND THAT PORTION OF THE VACATED SOUTH 20 FEET OF 8TH STREET AND THAT PORTION OF THE VACATED NORTH 20 FEET OF 7TH STREET THAT HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. ABBREVIATED LEGAL: LTS 1-14 BLK 71 AND LTS 1-7 BLK 72, PLAT OF FIDALGO CITY, PLAT 2 PG 113 AND PTNS OF ADJACENT VACATED STREETS AND ALLEYS. TOGETHER WITH 1950, KIT 55X10, SERIAL NUMBER 23443115.