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Skagit County Auditor

\$80.00

4/5/2017 Page

1 of

7 1:43PM

After Recording Return To:

Recording requested by and return

to: 2017040318

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) RANDY BOEHOLT AND MARY KAZINKA, 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: PTN LOT 7 ANACO BEACH TGW TIDELANDS, PLAT V 5, PG 4 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 P61817 & P61815 & P32387 & P61820

Reference Numbers of Documents Assigned or Released

Recording requested by and return
to: 2017011 01318
American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

This instrument prepared by:
Wells Fargo Bank, N.A.
SHAWN CHUDRESS
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 #: 20163642900011

ACCOUNT #: XXX-XXX-XXX1111-1998

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 March 15, 2017, together with all Riders to this document.

(B) "**Borrower**" is RANDY BOEHOLT AND MARY KAZINKA, 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 March 15, 2017. 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 April 15, 2047.

(E) "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: PTN LOT 7 ANACO BEACH TGV FIDELANDS, PLAT V 5, PG 4 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

_____ 4607 ANACO BEACH 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.

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.

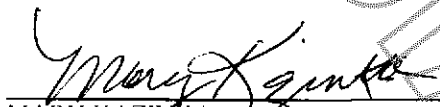
MASTER FORM DEED OF TRUST

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.


RANDY BOEHOLT

- Borrower


MARY KAZDYKA

- Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

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

For An Individual Acting In His/Her Own Right:

State of CALIFORNIA

County of LOS ANGELES

On this day personally appeared before me

RANDY BOEHOLT

MARY KAZINKA

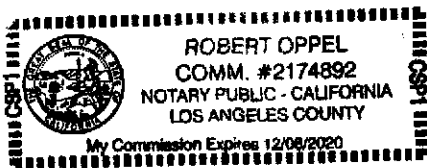
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15TH day of MARCH, 20 17.

Witness my hand and notarial seal on this the 15TH day of MARCH, 2017

Robert Oppel
Signature

[NOTARIAL SEAL]

Print Name: ROBERT OPPEL
Notary Public



My commission expires: 12/08/2020



EXHIBIT A

Reference: 20163642900011

Account: XXX-XXX-XXX1111-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT: PARCEL "A": THAT PORTION OF LOT 7, "ANACO BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY LINE OF SAID LOT 7 AT A POINT THAT IS 85.5 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT, THE SAME BEING THE SOUTHWESTERLY POINT OF TRACT SOLD TO ELMER E. DENNIS ET UX UNDER REAL ESTATE CONTRACT DATED FEBRUARY 15, 1965 AND RECORDED MARCH 1, 1965, IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 662697; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 7 100 FEET; THENCE AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF LOT 7 SOUTHEASTERLY TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7 100 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED DENNIS TRACT; THENCE NORTHWESTERLY AT RIGHT ANGLES ALONG THE SOUTHWESTERLY LINE OF THE DENNIS TRACT TO THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY 20 FEET OF LOT 6 OF SAID PLAT ADJOINING THE ABOVE DESCRIBED TRACT AND LYING BETWEEN THE EXTENDED SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF. PARCEL "B": AN UNDIVIDED 1/8TH INTEREST IN THE FOLLOWING DESCRIBED PREMISES: THE NORTHWESTERLY 20 FEET OF TRACT 8 IN "ANACO BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO THAT PORTION OF THE FOLLOWING DESCRIBED TIDELANDS WHICH ADJOIN LOT 7 AND THE NORTHWESTERLY 20 FEET OF LOT 8 OF SAID ANACO BEACH: THAT PORTION OF TRACTS 2 AND 3, PLATE 3, ANACORTES TIDELANDS, LYING IN FRONT OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF SAID TRACT 3, WHICH POINT IS ALSO THE MOST WESTERLY POINT OF LOT 6 OF ANACO BEACH; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTHWESTERLY SIDE OF SAID TRACT 2, ALSO THE INNER HARBOR LINE, WHICH IS NORTH 29 DEGREES 23 MINUTES 45 SECONDS WEST 140.56 FEET FROM THE INTERSECTION OF SAID INNER HARBOR LINE WITH THE EAST LINE OF SAID TRACT 2; THENCE SOUTH 29 DEGREES 23 MINUTES 45 SECONDS EAST ALONG SAID INNER HARBOR LINE 95.08 FEET; THENCE NORTH EASTERLY TO A POINT ON THE NORTHEASTERLY SIDE OF SAID TRACT 3 WHICH IS NORTH 52 DEGREES 33 MINUTES WEST 40.02 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 8 OF SAID ANACO BEACH; THENCE NORTH 52 DEGREES 33 MINUTES WEST 140.07 FEET TO SAID POINT OF BEGINNING. ABBREVIATED LEGAL: PTN LOT 7 ANACO BEACH TGW TIDELANDS, PLAT V 5, PG 4. TAX MAP REFERENCE: P61817 & P61815 & P32387 & P61820