



201807170100

07/17/2018 02:18 PM Pages: 1 of 6 Fees: \$105.00
Skagit County Auditor

After recording, return recording
information to: 201806070578

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) **MOHAMMED SHORAB AND SOPHIA K. NISHA, 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: LOTS 17-20, BLK 15, PLEASANT SLOPE ADD. TO
ANAC, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.**

Assessor's Property Tax Parcel or Account Number **3811-015-020-0007**

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.
SARAH L KELLER
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 #: 20181430018103

ACCOUNT #: XXX-XXX-XXX5171-1998

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 25, 2018, together with all Riders to this document.

(B) **"Borrower"** is MOHAMMED SHORAB AND SOPHIA K. NISHA, 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 25, 2018. 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 FORTY THOUSAND AND 00/100THS Dollars (U.S. \$ 240,000.00) 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 25, 2048.

(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: LOTS 17-20, BLK 15, PLEASANT SLOPE ADD. TO ANAC, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of
2105 28TH 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.



MOHAMMED SHORAB

- Borrower



SOPHIA K. NISHA

- Borrower

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

Loan Originator's Name: Jonathan Maya
NMLSR ID: 1647541

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

County of Skagit

On this day personally appeared before me

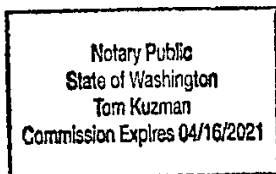
MOHAMMED SHORAB

SOPHIA K. NISHA

(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 25 day of June, 20 18.

Witness my hand and notarial seal on this the 25 day of June, 2018

[NOTARIAL SEAL]



Signature [Signature]
Print Name: Tom Kuzman
Notary Public

My commission expires: 4/16/2021

EXHIBIT A

Reference: 20181430018103

Account: XXX-XXX-XXX5171-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 15, "PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. BEING THE SAME PREMISES CONVEYED TO GRANTOR FROM FRANK CREA, JR. AND DIANE E. CREA, HUSBAND AND WIFE DATED JULY 6, 1994 AND RECORDED IN THE OCEAN COUNTY CLERK'S OFFICE ON JULY 15, 1984 IN DEED BOOK 5180, PAGE 813. ABBREVIATED LEGAL: LOTS 17-20, BLK 15, PLEASANT SLOPE ADD. TO ANAC. APN: 3811-015-020-0007