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08/31/2018 11:10 AM Pages: 1 of 6 Fees: \$105.00
Skagit County Auditor

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POOR ORIGINAL

3700885-04

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) RANDY L. BOUCHER AND ANN M. BOUCHER, HUSBAND AND WIFE

(6)

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: TRACT 4, SP NO. MV-5-76, SEC. 15, T34N, R4E, W.M., PTN. LOTS 8 AND 9, MONTE VISTA TERRACE ADD. TO SKAGIT CO., WA, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A."

Assessor's Property Tax Parcel or Account Number P67490

Reference Numbers of Documents Assigned or Released

After Recording Return to:
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This instrument prepared by:
Wells Fargo Bank, N.A.
KAREN T CAVARETTA
DOCUMENT PREPARATION
11601 N BLACK CANYON HWY
PHOENIX, AZ, 85029
866-537-8489

[Space Above This Line For Recording Data]

SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20182150010451

ACCOUNT #: XXX-XXX-XXX7415-1998

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 August 18, 2018, together with all Riders to this document.

(B) **"Borrower"** is RANDY L. BOUCHER AND ANN M. BOUCHER, 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 18, 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 FIFTY THOUSAND AND 00/100THS Dollars (U.S. \$ 50,000.00) 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 18, 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 200767120063 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: TRACT 4, SP NO. MV-5-76, SEC. 15, T34N, R4E, W.M., PTN. LOTS 8 AND 9, MONTE VISTA TERRACE ADD. TO SKAGIT CO., WA, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A."

which currently has the address of
4806 MONTE VISTA PL

[Street]
MOUNT VERNON Washington 98273 ("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 L. BOUCHER - Borrower


ANN M. BOUCHER - Borrower

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

Loan Originator's Name: Kaisy Sirel
NMLSR ID: 1585860

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skaagit

On this day personally appeared before me

RANDY L. BOUCHER

ANN M. BOUCHER

(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 21st day of August, 2018.

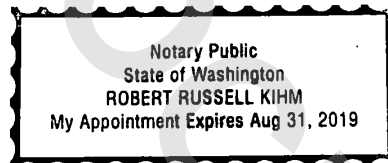
Witness my hand and notarial seal on this the 21st day of August, 2018

Robert Russell Kihm
Signature

[NOTARIAL SEAL]

Robert Russell Kihm
Print Name:

Notary Public



My commission expires: 08/31/2019

EXHIBIT A

Reference: 20182150010451

Account: XXX-XXX-XXX7415-1998

Legal Description:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN SKAGIT COUNTY, WA TO WIT: TRACT 4, OF SHORT PLAT NO. MV 5-76, LOCATED IN SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED JANUARY 23, 1976, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 102, UNDER AUDITORS FILE NO. 829860, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOTS 8 AND 9, MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT MINERAL RIGHTS RESERVED IN DEED RECORDED SEPTEMBER 24, 1900, IN VOLUME 41 OF DEEDS, PAGE 291. ABBREVIATED LEGAL: TRACT 4, SP NO. MV-5-76, SEC. 15, T34N, R4E, W.M., PTN. LOTS 8 AND 9, MONTE VISTA TERRACE ADD. TO SKAGIT CO., WA. THIS BEING THE SAME PROPERTY CONVEYED TO RANDY L. BOUCHER AND ANN M. BOUCHER, HUSBAND AND WIFE, BY DEED FROM ANDREW HUNTER AND HALLIE KOENIG, HUSBAND AND WIFE, DATED 03/29/2010 AND RECORDED ON 04/01/2010 IN INSTRUMENT NO. 201004010102, IN THE SKAGIT COUNTY RECORDERS OFFICE. PARCEL NO. P67490