



201812120046

12/12/2018 02:04 PM Pages: 1 of 6 Fees: \$105.00
Skagit County Auditor

After recording, return recording
information to: *2018 1024*
American Title, Inc.
PO Box 641010 *0996*
Omaha, NE 68164-1010

SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) MICHAEL L. SARGENT AND LISA A. SARGENT, 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 GOV LOT 1 19-35-3., MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P124736

Reference Numbers of Documents Assigned or Released

After recording, return recording
information to: **2018 1024**
American Title, Inc.
PO Box 641010 **0996**
Omaha, NE 68164-1010

This instrument prepared by:
Wells Fargo Bank, N.A.
DAVID MARBLE
DOCUMENT PREPARATION
9600 NE CASCADES PKWY 4TH FL
PORTLAND, OR, 97220
866-537-8489

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SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20182900003104

ACCOUNT #: XXX-XXX-XXX4917-1998

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 November 09, 2018, together with all Riders to this document.

(B) **"Borrower"** is MICHAEL L. SARGENT AND LISA A. SARGENT, 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 November 09, 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 December 09, 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: PTN GOV LOT 1 19-35-3., MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of
9280 BAYVIEW EDISON RD

[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 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.

Lisa A Sargent

LISA A. SARGENT

- Borrower

Michael L Sargent

MICHAEL L. SARGENT

- Borrower

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

Loan Originator's Name: Brandon Eric Dutchover
NMLSR ID: 1564529

WASHINGTON – SHORT FORM OPEN-END SECURITY INSTRUMENT
WA107006, HCWF#1006v1 (2/10/2018) WA-107006-0118

(page 4 of 5 pages)
Documents Processed 11-09-2018 19:21:56

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

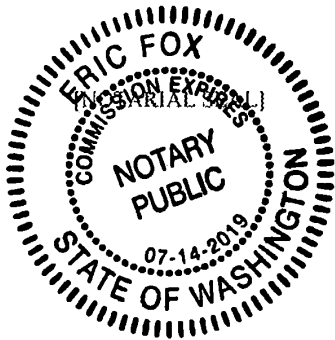
On this day personally appeared before me

LISA A. SARGENT

MICHAEL L. SARGENT

(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 9th day of November, 20 18.

Witness my hand and notarial seal on this the 9th day of November, 2018



Signature

Print Name: ERIC FOX

Notary Public

My commission expires: 07-14-2019

EXHIBIT A

Reference: 20182900003104

Account: XXX-XXX-XXX4917-1998

Legal Description:

THE FOLLOWING DESCRIBED ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1 THAT BEARS NORTH 89 DEGREES 45' 00" WEST 1,149.34 FEET FROM THE SOUTHEAST CORNER, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD MORE COMMONLY REFERRED TO AS THE BAYVIEW-EDISON ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET, AT WHICH POINT THE TANGENT TO THE CURVE BEARS NORTH 1 DEGREES 20' 31" EAST; THENCE FOLLOWING ALONG THE WEST SIDE OF SAID ROAD IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 22 DEGREES 19' 09", AN ARC DISTANCE OF 536.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN A NORTHERLY AND EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 11 DEGREES 36' 18", AN ARC DISTANCE OF 279.14 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN B. MOON AND JOYCE V. MOON, HUSBAND AND WIFE, FORM LESTER C. MERRITT AND EVELYN BERNICE MERRITT, HUSBAND AND WIFE BY THAT INSTRUMENT DATED JUNE 11, 1973, AND RECORDED JUNE 20, 1973, UNDER AUDITOR'S FILE NO. 788810, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS ESTABLISHED FROM PHYSICAL SURVEY FOR LESTER C. MERRITT BY J.A. NEWMAN, PROFESSIONAL LAND SURVEYOR AND UNRECORDED SURVEY MAP DATED MARCH 5, 1973, ALSO KNOWN AS SHORT PLAT NO. 19-73 CURRENTLY ON FILE WITH THE SKAGIT COUNTY PUBLIC WORKS DEPARTMENT; THENCE LEAVING SAID ROAD NORTH 38 DEGREES 24' 54" WEST ALONG THE SOUTHWESTERLY LINE OF SAID MOON TRACT AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 205.69 FEET TO THE APPROXIMATE BASE OF A RIDGE; THENCE SOUTHERLY ALONG THE BASE OF SAID RIDGE ON THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 35 DEGREES 16' 57" WEST, 117.26 FEET; THENCE SOUTH 13 DEGREES 26' 08" WEST, 82.90 FEET; THENCE SOUTH 33 DEGREES 11' 18" WEST, 81.41 FEET; THENCE SOUTH 17 DEGREES 30' 04" WEST, 122.42 FEET TO A POINT WHICH BEARS NORTH 75 DEGREES 01' 43" WEST, A DISTANCE OF 164.70 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE DEPARTING SAID BASE OF RIDGE SOUTH 75 DEGREES 01' 43" EAST, A DISTANCE OF 164.70 FEET TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: PTN GOV LOT 1 19-35-3. APN: P124736