



249678

Requested by/Return to:  
Title365 (Omaha)  
11010 Burdette Street  
PO Box 641010  
Omaha, NE 68164  
VICKIE V NEUPERT

### SHORT FORM OPEN-END DEED OF TRUST

**Trustor(s)** ROGER A. NEUPERT AND VICKIE V. NEUPERT, A MARRIED COUPLE

**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 17-18, BLK 176, CITY OF ANACORTES, PLAT V 2, PGS 4-7, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

**Assessor's Property Tax Parcel or Account Number** P56124

**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.  
SHEILA MARIE WORLEY  
DOCUMENT PREPARATION  
11601 N BLACK CANYON HWY  
PHOENIX, AZ, 85029  
865-537-8489

[Space Above This Line For Recording Data]

## SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20192710012041

ACCOUNT #: XXX-XXX-XXX3024-1998

### 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 06, 2019, together with all Riders to this document.
- (B) "Borrower" is ROGER A. NEUPERT AND VICKIE V. NEUPERT, A MARRIED COUPLE. 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 06, 2019. 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 NINETY TWO THOUSAND AND 00/100THS Dollars (U.S. \$ 292,000.00) 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 06, 2049.
- (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 17-18, BLK 176, CITY OF ANACORTES, PLAT V 2, PGS 4-7, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of  
2008 10TH 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 seized 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.

  
VICKIE V. NEUPERT

- Borrower

  
ROGER A. NEUPERT

- Borrower

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

Loan Originator's Name: JASON CORNEL MORGAN  
NMLSR ID: 1707155

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

(page 4 of 5 pages)  
Documents Processed 11-06-2019 15:59:33

For An Individual Acting In His/Her Own Right:

State of Washington

County of Snohomish

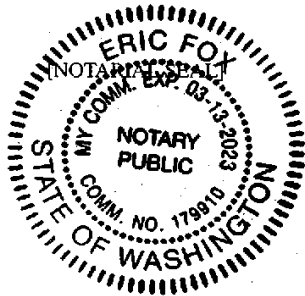
On this day personally appeared before me

VICKIE V. NEUPERT ✓

~~ROGER A. NEUPERT~~ X

(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 6<sup>th</sup> day of November, 20 19.

Witness my hand and notarial seal on this the 6<sup>th</sup> day of November, 2019.



[Signature]  
Signature

Print Name: ERIC FOX  
Notary Public

My commission expires: 03-13-23

## All-purpose Acknowledgment

STATE OF Washington, COUNTY OF Snohomish

On November 7, 2019 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

Roger A. Newport

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name (type or printed)

James Phan

My commission expires:

01/01/21

Notary Public  
State of Washington  
James Phan  
Commission Expires 01-01-2021  
(Seal)

**EXHIBIT A**

Reference: 20192710012041

Account: XXX-XXX-XXX3024-1998

**Legal Description:**

The following described property in Skagit County, Washington: LOTS 17 AND 18, BLOCK 176, MAP OF THE CITY OF ANACORTES ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LTS 17-18, BLK 176, CITY OF ANACORTES, PLAT V 2, PGS 4-7.