



**201805170062**

05/17/2018 01:49 PM Pages: 1 of 6 Fees: \$80.00  
Skagit County Auditor

~~After Recording Return To:~~  
~~Wells Fargo Bank, N.A.~~  
~~Attn: Document Mgt.~~  
~~P.O. Box 31557~~  
~~MAC B6955 013~~  
~~Billings, MT 59107-9900~~

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AMERICAN TITLE, INC.  
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ATH# 2018 0328 0535

### SHORT FORM OPEN-END DEED OF TRUST

Trustor(s) HANS D. LUKNER AND SONJA D. LUKNER, 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: SECTION 11, TOWNSHIP 35, RANGE 4; PTN. N1/2  
(AKA LOT 1, SHORT PLAT NO. 97-0051), MORE PARTICULARLY DESCRIBED IN THE  
ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number 350411-1-005-0104

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.  
SHANNON MAR BRADBURY  
DOCUMENT PREPARATION  
9600 NE CASCADES PKWY. 4TH FLR  
PORTLAND, OR, 97220  
866-537-8489

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## SHORT FORM OPEN-END DEED OF TRUST

REFERENCE #: 20180780015050

ACCOUNT #: XXX-XXX-XXX9756-1998

### 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 April 27, 2018, together with all Riders to this document.
- (B) "**Borrower**" is HANS D. LUKNER AND SONJA D. LUKNER, 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 April 27, 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, THIRTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$35,000.00) 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 May 27, 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: SECTION 11, TOWNSHIP 35, RANGE 4; PTN. N1/2 (AKA LOT 1, SHORT PLAT NO. 97-0051), MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A.

which currently has the address of  
7203 ERNA LN

[Street]

SEDRO WOOLLEY, Washington 98284 ("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.

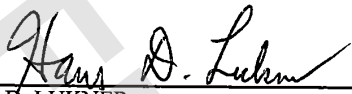
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally 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.

  
\_\_\_\_\_  
SONJA D. LUKNER - Borrower

  
\_\_\_\_\_  
HANS D. LUKNER - Borrower

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

Loan Originator's Name: Samantha Ashley Inga  
NMLSR ID: 1690282

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

SONJA D. LUKNER

HANS D. LUKNER

(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 27<sup>th</sup> day of April, 2018.

Witness my hand and notarial seal on this the 27<sup>th</sup> day of April, 2018

Signature

Print Name:

Notary Public

[NOTARIAL SEAL]

**Notary Public**  
**State of Washington**  
**Andrew J Bacus**  
**Commission Expires 12-1-19**

My commission expires: 12/01/2019

**EXHIBIT A**

Reference: 20180780015050

Account: XXX-XXX-XXX9756-1998

**Legal Description:**

THE FOLLOWING DESCRIBED ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS: LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999 AND RECORDED MARCH 18, 1999 UNDER AUDITOR'S FILE NO. 9903180008 IN VOLUME 14 OF SHORT PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 30 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 155.27 FEET; THENCE SOUTH 71 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 54.33 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 50 SECONDS EAST 49.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 55 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: SECTION 11, TOWNSHIP 35, RANGE 4; PTN. N1/2 (AKA LOT 1, SHORT PLAT NO. 97-0051) APN: 350411-1-005-0104