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Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

## DEED OF TRUST

Trustor(s) JOSE J VALASQUEZ AND EVA CHAVEZ AMEZCUA, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description: Lot 3, Rosewood P.U.D., Phase 1

Assessor's Property Tax Parcel or Account Number: 4745-000-003-0000 / p116149

Reference Numbers of Documents Assigned or Released

This Deed of Trust is second and subordinate to Deed of Trust  
recorded January 9, 2007 under Auditor File No. 200701090126



Prepared by:  
Wells Fargo Bank, N.A.  
JOHN HUDDLESTON  
DOCUMENT PREPARATION  
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State of Washington  
REFERENCE #: 20063604900189

Space Above This Line For Recording Data  
Account number: 650-650-4349247-0XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JANUARY 08, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **JOSE J VALASQUEZ AND EVA CHAVEZ AMEZCUA, HUSBAND AND WIFE** whose address is: **1516 N. 19TH ST. APT, MOUNT VERNON, WASHINGTON 98273-0000**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of SKAGIT, State of Washington, described as follows:  
Assessor's Property Tax Parcel Account Number(s):

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$185,600.00 recording concurrently herewith.

with the address of 2611 ARBOR STREET, MOUNT VERNON, WASHINGTON 98273-0000 and parcel number of \_ together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 46,400.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **FEBRUARY 01, 2037**.

4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997**, and recorded on **2/6/1997** as Auditor's File Number **9702060051** in Book **1626** at Page **614** of the Official Records in the Office of the Auditor of **SKAGIT** County, State of Washington, are hereby incorporated into, and shall govern, this Security Instrument.
5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.
6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☐ N/A Third Party Rider

☐ N/A Leasehold Rider

☐ N/A Other: N/A

**SIGNATURES:** By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

  
Grantor **JOSE J. VALASQUEZ**

01/18/07  
Date

  
Grantor **EVA CHAVEZ AMEZCUA**

01-18-07  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

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Grantor

Date

Grantor

Date

Grantor

Date

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Snohomish

On this day personally appeared before me

Jose J Velasquez and Eva Chavez Amezcua  
(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 8 day of January, 20 07.

Witness my hand and notarial seal on this the 8 day of January, 2007

Cherie L Goldsmith  
Signature

[NOTARIAL SEAL]

Cherie L. Goldsmith  
Print Name: \_\_\_\_\_  
Notary Public

My commission expires: May 4, 2010

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Documents Processed 01-05-2007, 18:35:02

**EXHIBIT A**

Reference: 20063604900189

Account: 650-650-4349247-0001

**Legal Description:**

**SEE EXHIBIT**

Exhibit A, CDP.V1 07/2004



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**DESCRIPTION:**

Lot 3, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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