



200702050008

Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6908-012  
Billings, MT 59107-9900

### DEED OF TRUST

Trustor(s) RODNEY P. STRATMAN, AS HIS SEPARATE PROPERTY

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 VOLUME 5 OF PLATS, PAGE 47, SKAGIT COUNTY, WASHINGTON

Assessor's Property Tax Parcel or Account Number 3747-001-012-006 0006

Reference Numbers of Documents Assigned or Released



Prepared by:  
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State of Washington ————— Space Above This Line For Recording Data  
REFERENCE #: 20070063399933 Account number: 650-650-4424974-0XXX

## 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 16, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **RODNEY P. STRATMAN, AS HIS SEPARATE PROPERTY** whose address is:  
708 N 15TH ST, MT VERNON, WASHINGTON 98273

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): **3747-001-012-006**  
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with the address of **708 N 15TH ST, MT VERNON, WASHINGTON 98273** and parcel number of **3747-001-012-006** 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 **\$ 35,000.00** 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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is JANUARY 20, 2022.

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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).

*Rodney P. Stratman*  
Grantor **RODNEY P STRATMAN**

*1/16/07*  
Date

*X Amy Stratman*  
Grantor **AMY STRATMAN, HIS WIFE SIGNING AS THE NON-VESTED SPOUSE**

*1/16/07*  
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Whatcom

On this day personally appeared before me Rodney P Stratman and Amy Stratman  
(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 16<sup>th</sup> day of Jan, 2006.

Witness my hand and notarial seal on this the 16<sup>th</sup> day of Jan 2007

Signature

Jeanie Simmons

Print Name:

Notary Public

[NOTARIAL SEAL]

My commission expires: 3-15-2010

**JEANIE SIMMONS**  
**STATE OF WASHINGTON**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES**  
**03-15-10**

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**EXHIBIT A**

**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 11 AND THE SOUTH 10 FEET OF LOT 12, BLOCK 1, MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN RODNEY P. STRATMAN, AS HIS SEPARATE PROPERTY BY DEED FROM WILLIAM D. DODSON, AS HIS SEPARATE ESTATE DATED 9/9/2005 AND RECORDED 9/19/2005 AS INSTRUMENT NO. 200509190199.**



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