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Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

122714-S

DEED OF TRUST

Trustor(s) RAY YORK AND MARGARET YORK, 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 14, Skagit Highlands Div. IV

Assessor's Property Tax Parcel or Account Number P. 12492L

Reference Numbers of Documents Assigned or Released

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Documents Processed 02-12-2007, 10:00:12

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State of Washington
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Account number: 650-650-4674289-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is FEBRUARY 13, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **RAY YORK AND MARGARET YORK, HUSBAND AND WIFE** whose address is: **9969 PADILLA HEIGHTS, ANACORTES, WASHINGTON 98221-0000**

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 \$207,084.00 recording concurrently herewith.

with the address of 4627 NOOKSACK LOOP, 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 \$ 51,771.00 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 20, 2022**.

- 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).

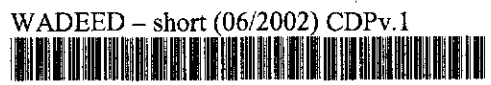
Ray York 2/15/07
Grantor **RAY YORK** Date

Margaret York 2/15/07
Grantor **MARGARET YORK** 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 Skagit

On this day personally appeared before me
Ray York and Margaret York
(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 15th day of February, 2007.

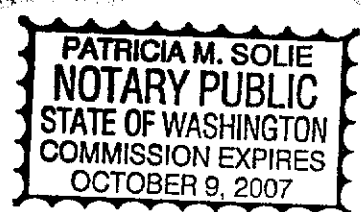
Witness my hand and notarial seal on this the 15th day of February, 2007

[Signature]
Signature

[NOTARIAL SEAL]

PATRICIA M. SOLIE
Print Name:

Notary Public



My commission expires: 10-9-2007



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Escrow No.: 06-1323

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 14, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

M *GT*



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