

After Recording Return To:

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



200702280068  
Skagit County Auditor

2/28/2007 Page 1 of 5 10:16AM

## DEED OF TRUST

Trustor(s) GREGORY W. BRUE AND CHERYL A. BRUE, 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 TRACT 27, 'ROLLING RIDGE ESTATES NO. 5', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 105 AND 106, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN GREGORY W. BRUE AND CHERYL A. BRUE, HUSBAND AND WIFE BY DEED FROM FINN HOMES, INC., A WASHINGTON CORPORATION DATED 8/17/1995 AND RECORDED 8/18/1995 AS INSTRUMENT NO. 9508180089.

Assessor's Property Tax Parcel or Account Number P104355

Reference Numbers of Documents Assigned or Released

Reference: 20070187400250

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 02-09-2007, 17:00:48

Prepared by:  
Wells Fargo Bank, N.A.  
ROSE LUPER  
DOCUMENT PREPARATION  
18700 NW WALKER RD #92  
BEAVERTON, OREGON 97006  
866-537-8489

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

State of Washington  
REFERENCE #: 20070187400250

Space Above This Line For Recording Data  
Account number: 651-651-1197003-1XXX

**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 09, 2007** and the parties are as follows:  
TRUSTOR ("Grantor"): **GREGORY W. BRUE AND CHERYL A. BRUE, HUSBAND AND WIFE** whose address is: **21338 CLARA PL, SEDRO WOOLLEY, WASHINGTON 98284-8718**

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): **P104355**  
**TRACT 27, 'ROLLING RIDGE ESTATES NO. 5', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 105 AND 106, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN GREGORY W. BRUE AND CHERYL A. BRUE, HUSBAND AND WIFE BY DEED FROM FINN HOMES, INC., A WASHINGTON CORPORATION DATED 8/17/1995 AND RECORDED 8/18/1995 AS INSTRUMENT NO. 9508180089.**

with the address of **21338 CLARA PL, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P104355** 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 **\$ 50,000.00** 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

WADEED - short (06/2002) CDPv.1



200702280068  
Skagit County Auditor

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **FEBRUARY 09, 2047**.

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).

Cheryl A Brue 2/9/07  
Grantor **CHERYL A BRUE** Date

Gregory W Brue 2.9.07  
Grantor **GREGORY W BRUE** Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

WADEED - short (06/2002) CDPv.1



Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



200702280068  
Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

Cheryl A Blue and Gregory W Blue

(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 9 day of Feb, 2007.

Witness my hand and notarial seal on this the 9 day of Feb, 2007

Signature

Anissa C Hall

[NOTARIAL SEAL]

Print Name:

Anissa C Hall

Notary Public



My commission expires: Sept. 28. 2010

WADEED - short (06/2002) CDPv.1



200702280068

Skagit County Auditor

2/28/2007 Page

5 of

5 10:16AM