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Wells Fargo Bank, N.A. Attn: Document Mgt.  
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Billings, MT 59107-9900



200702280069  
Skagit County Auditor

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## DEED OF TRUST

Trustor(s) LORRENE E. OSBURN, A SINGLE WOMAN

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 C OF SHORT PLAT NO. 96-029, APPROVED OCTOBER 26, 1998, RECORDED OCTOBER 27, 1998, IN BOOK 13 OF SHORT PLATS, PAGE 177, UNDER AUDITOR'S FILE NO. 9810270124, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. TOGETHER WITH MOBILE HOME WITH THE SERIAL# 67910755L BEING A 1999 SKYLINE 56 X 40 ABBREVIATED LEGAL: LOT C, SHORT PLAT 96-029, RECORDED 10/27/98, PLAT B.13, P. 177, AFN# 9810270124, SKAGIT COUNTY, WA., DOC# 200409170127

Assessor's Property Tax Parcel or Account Number P113595

Reference Numbers of Documents Assigned or Released

Signature (for non-standard recording)

Reference: 20070327200101

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Documents Processed 02-08-2007, 18:28:25

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State of Washington  
REFERENCE #: 20070327200101

Space Above This Line For Recording Data  
Account number: 651-651-1276567-1XXX

## 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 08, 2007** and the parties are as follows:  
TRUSTOR ("Grantor"): **LORRENE E. OSBURN, A SINGLE WOMAN** whose address is: **8356 PINELLI RD, SEDRO WOOLLEY, WASHINGTON 98284-9154**

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): **P113595**  
**LOT C OF SHORT PLAT NO. 96-029, APPROVED OCTOBER 26, 1998, RECORDED OCTOBER 27, 1998, IN BOOK 13 OF SHORT PLATS, PAGE 177, UNDER AUDITOR'S FILE NO. 9810270124, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. TOGETHER WITH MOBILE HOME WITH THE SERIAL# 67910755L BEING A 1999 SKYLINE 56 X 40 ABBREVIATED LEGAL: LOT C, SHORT PLAT 96-029, RECORDED 10/27/98, PLAT B.13, P. 177, AFN# 9810270124, SKAGIT COUNTY, WA., DOC# 200409170127**

with the address of **8356 PINELLI RD, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P113595** 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 **\$ 75,000.00** together with all interest thereby accruing, as set forth in the

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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 **FEBRUARY 08, 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).

  
Grantor **LORRENE E OSBURN**

2.9.07  
Date

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Grantor

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Date

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Grantor

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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

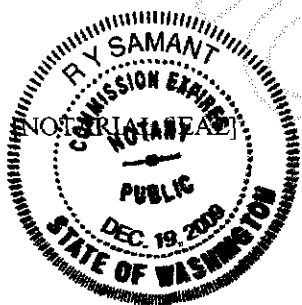
On this day personally appeared before me

LORRENE E OSBURN

(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<sup>th</sup> day of FEBRUARY, 20 07.

Witness my hand and notarial seal on this the 9<sup>th</sup> day of FEBRUARY, 2007



Signature

Print Name:

Notary Public

My commission expires: DEC 19, 2009

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