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200703060026
Skagit County Auditor

3/6/2007 Page 1 of 6 9:50AM

DEED OF TRUST

Trustor(s) PAUL BONNEMA AND BRENDA BONNEMA, 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 TR. B OF SP 27-80 IN 13-34-1 E W.M. JUNE 16, 1980, UNDER AUDITORS FILE NO. 8006160027, IN VOLUME 4 OF SHORT PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON

Assessor's Property Tax Parcel or Account Number 340113-4-009-0304

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 02-13-2007, 12:19:57

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State of Washington
REFERENCE #: 20070323308735

Space Above This Line For Recording Data
Account number: 650-650-4680708-0XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

- 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"): **PAUL BONNEMA AND BRENDA BONNEMA, HUSBAND AND WIFE** whose address is: **5833 BUTTRAM LN, ANACORTES, WASHINGTON 98221**

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**
- 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): **340113-4-009-0304**
TR. B OF SP 27-80 IN 13-34-1 E W.M. JUNE 16, 1980, UNDER AUDITORS FILE NO. 8006160027, IN VOLUME 4 OF SHORT PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON

with the address of **5833 BUTTRAM LN, ANACORTES, WASHINGTON 98221** and parcel number of **340113-4-009-0304** 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.
- MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 129,000.00** 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 **FEBRUARY 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.

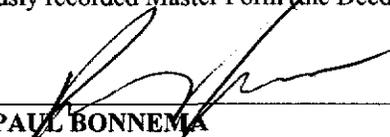
6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

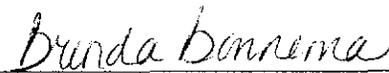
N/A Third Party Rider

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).


Grantor **PAUL BONNEMA** 2-13-07
Date


Grantor **BRENDA BONNEMA** 2/13/07
Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

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Grantor

Date

Grantor

Date

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Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me PAUL BONNENA & BRENDA BONNENA

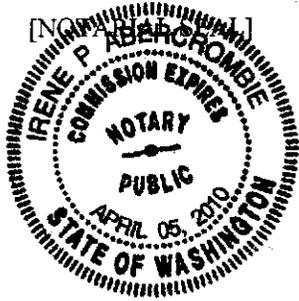
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 13TH day of FEBRUARY, 20 07.

Witness my hand and notarial seal on this the 13TH day of FEBRUARY, 2007

Irene P. Abercrombie
Signature

IRENE P. ABERCROMBIE
Print Name:

Notary Public



My commission expires: 4-5-2010



EXHIBIT A

Reference: 20070323308735

Account: 650-650-4680708-0001

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: TRACT 'B' OF SHORT PLAT NO. 27-80, APPROVED JUNE 16, 1980 AND RECORDED JUNE 16, 1980, UNDER AUDITORS FILE NO. 8006160027, IN VOLUME 4 OF SHORT PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., EXCEPT MINERAL RIGHTS AS RESERVED BY DEED RECORDED NOVEMBER 9, 1950, UNDER AUDITORS FILE NO. 453265. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH AND DELINEATED ON THE FACE OF THE SHORT PLAT, THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 18 MINUTES 01 SECONDS WEST 511.79 FEET, MORE OR LESS, TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT 'B' AND THE WESTERLY TERMINUS OF SAID LINE. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: TR. B OF SP 27-80 IN 13-34-1 E W.M. TITLE TO SAID PREMISES IS VESTED IN PAUL BONNEMA AND BRENDA BONNEMA, HUSBAND AND WIFE BY DEED FROM JAMES C. MARSDEN AND ROBIN L. MARSDEN, HUSBAND AND WIFE DATED 12/9/2002 AND RECORDED 12/17/2002 AS INSTRUMENT NO. 200212170136.

Exhibit A, CDP.V1 07/2004



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Skagit County Auditor