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**200703070039
Skagit County Auditor**

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DEED OF TRUST

Trustor(s) ERIC L. JOHNSON, A SINGLE PERSON, AS HIS SEPARATE ESTATE

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 LT 13, STERLING PL, VOL 16 PGS 13-14

Assessor's Property Tax Parcel or Account Number 4641-000-013-0002 (P107099)

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20070393311258

Space Above This Line For Recording Data
Account number: 650-650-4721965-1XXX

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 15, 2007** and the parties are as follows:
TRUSTOR ("Grantor"): **ERIC L. JOHNSON, A SINGLE PERSON, AS HIS SEPARATE ESTATE** whose address is: **3905 STERLING PLCE, 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**

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): **4641-000-013-0002 (P107099)**
LT 13, STERLING PL, VOL 16 PGS 13-14

with the address of **3905 STERLING PLCE, ANACORTES, WASHINGTON 98221** and parcel number of **4641-000-013-0002 (P107099)** 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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **FEBRUARY 15, 2017**.

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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.

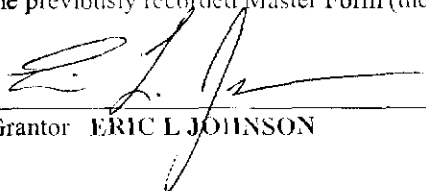
6. **RIDERS:** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☐ 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 ERIC L JOHNSON

2/15/07
Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me

ERIC L. JOHNSON

(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, 20 07.

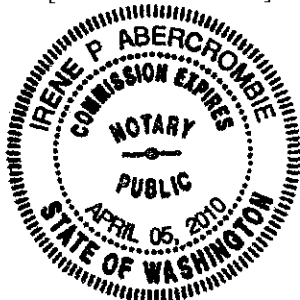
Witness my hand and notarial seal on this the 15th day of FEBRUARY, 2007

Irene P. Abercrombie
Signature

IRENE P. ABERCROMBIE
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 4-5-2010

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Exhibit A

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF
SKAGIT, STATE OF
WASHINGTON, DESCRIBED AS FOLLOWS: LOT 13, STERLING PLACE,
ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 13 AND 14,
RECORDS OF
SKAGIT COUNTY, WASHINGTON; SITUATE IN SKAGIT COUNTY,
WASHINGTON. ABBREVIATED
LEGAL: LT 13, STERLING PL, VOL 16 PGS 13-14 TITLE TO SAID PREMISES
IS VESTED
IN ERIC L. JOHNSON, A SINGLE PERSON, AS HIS SEPARATE ESTATE BY
DEED FROM
RICHARD E. BOGGIO AND GRACE C. BOGGIO, CO-TRUSTEES OF THE
RICHARD E. BOGGIO
AND GRACE C. BOGGIO LIVING TRUST, DATED JANUARY 4, 1994 DATED
11/23/1998 AND
RECORDED 11/23/1998 AS INSTRUMENT NO. 9811230146 IN DEED BOOK
1902 PAGE 0377.



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