

**After Recording Return To:**

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



**200703120081  
Skagit County Auditor**

**3/12/2007 Page 1 of 5 10:20AM**

## **DEED OF TRUST**

**Trustor(s) DALE E. WETZEL AND JENENE M. WETZEL, 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 22, "PLAT OF ROSEWIND SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1999 UNDER AUDITOR'S FILE NO. 199909300131, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L22, PLAT ROSEWIND SUBDIVISION, PLAT 9/30/1999 # 1999093001 31 SKAGIT, WASHINGTON**

**Assessor's Property Tax Parcel or Account Number P115946**

**Reference Numbers of Documents Assigned or Released**



Prepared by:  
**Wells Fargo Bank, N.A.**  
**ANITA CRAWFORD**  
**DOCUMENT PREPARATION**  
**2202 W ROSE GARDEN LANE**  
**PHOENIX, ARIZONA 85027**  
**877-524-0858**

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 #: 20070317200047

Space Above This Line For Recording Data  
Account number: 650-650-4654836-1XXX

**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 13, 2007** and the parties are as follows:  
TRUSTOR ("Grantor"): **DALE E. WETZEL AND JENENE M. WETZEL, HUSBAND AND WIFE** whose address is: **1701 39TH ST, 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): **P115946**  
**LOT 22, "PLAT OF ROSEWIND SUBDIVISION", ACCORDING TO THE PLAT THEREOF**  
**RECORDED SEPTEMBER 30, 1999 UNDER AUDITOR'S FILE NO. 199909300131, RECORDS OF**  
**SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L22, PLAT ROSEWIND**  
**SUBDIVISION, PLAT 9/30/1999 # 1999093001 31 SKAGIT, WASHINGTON**

with the address of **1701 39TH STREET, ANACORTES, WASHINGTON 98221** and parcel number of **P115946** 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 **\$ 60,000.00** 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



200703120081  
Skagit County Auditor

3/12/2007 Page

2 of

5 10:20AM

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **FEBRUARY 13, 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 DALE E WETZEL

2-16-07  
Date

Grantor JENENE M WETZEL

2-16-07  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_  
Date

WADEED - short (06/2002) CDPv.1



200703120081  
Skagit County Auditor

3/12/2007 Page

3 of

5 10:20AM

Grantor

Date

Grantor

Date

Grantor

Date

WADEED -- short (06/2002) CDPv.1



200703120081  
Skagit County Auditor

1/5  
05

For An Individual Acting In His/Her Own Right:  
State of Washington

County of Skagit

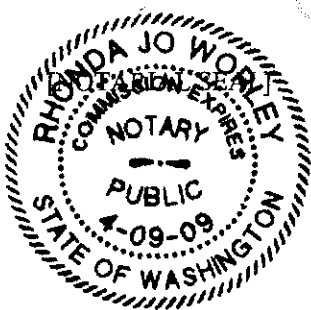
On this day personally appeared before me

Dale E. Wetzel and Jenene M. Wetzel  
(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 16 day of February, 2007.

Witness my hand and notarial seal on this the 16 day of February, 2007

Rhonda Jo Worley  
Signature

RHONDA JO WORLEY  
Print Name: \_\_\_\_\_  
Notary Public



My commission expires: 04-09-09

