



200703120082
Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) SHARON L. SALFER, AN UNMARRIED INDIVIDUAL

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 THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1,200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 351 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID SECTION 25, NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SECTION 25, 351 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 0 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD ALONG THE EAST LINE THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN SE 1/4, 25-36-4 E W.M.

Assessor's Property Tax Parcel or Account Number P49903

Reference Numbers of Documents Assigned or Released

Reference: 20070367500478

WADEED - short (06/2002) CDPv.1



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

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State of Washington
REFERENCE #: 20070367500478

Space Above This Line For Recording Data
Account number: 651-651-1290212-1XXX

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"): **SHARON L. SALFER, AN UNMARRIED INDIVIDUAL** whose address is: **4770 SR 9, SEDRO WOLLEY, WASHINGTON 98284**

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): **P49903**
THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1,200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 351 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID SECTION 25, NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SECTION 25, 351 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 0 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD ALONG THE EAST LINE THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN SE 1/4, 25-36-4 E W.M.

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EXHIBIT A

Reference: 20070367500478

Account: 651-651-1290212-1998

Legal Description:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1,200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 351 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID SECTION 25, NORTH 0 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SECTION 25, 351 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 0 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD ALONG THE EAST LINE THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN SE 1/4, 25-36-4 E W.M.

Exhibit A, CDP.V1 07/2004



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with the address of **4770 STATE ROUTE 9, SEDRO WOLLEY, WASHINGTON 98284** and parcel number of **P49903** 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 **\$30,000.00** 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, 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 **SHARON L SALFER**

2/14/07
Date

Grantor

Date

Grantor

Date

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Grantor

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Date

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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

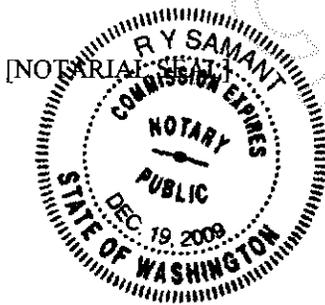
SHARON L. SALFER
(here insert the name of grantor or

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 16th day of FEBRUARY, 20 07.

Witness my hand and notarial seal on this the 16th day of FEBRUARY 2007

Signature [Handwritten Signature]

Print Name: RY SAMANT
Notary Public



My commission expires: DEC 19, 2009

