



200703300209
Skagit County Auditor

3/30/2007 Page 1 of 6 1:00PM

After Recording Return To:

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

CHICAGO TITLE COMPANY
IC41766

DEED OF TRUST

Trustor(s) LEO FRED WEST AND VALERIE L. STAFFORD, 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 PTN NE SE 15-35-8

Assessor's Property Tax Parcel or Account Number 350815-4-001-0021/P43966
350815-4-005-0200/P121547

Reference Numbers of Documents Assigned or Released

ACCOMMODATION RECORDING

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 03-23-2007, 18:12:13

Prepared by:
Wells Fargo Bank, N.A.
SHERRI ISAAC
CLOSING SPECIALIST
526 CHAPEL HILL DRIVE
COLORADO SPRINGS, COLORADO 80920
425-455-6096

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

State of Washington
REFERENCE #: 20070534900265

Space Above This Line For Recording Data
Account number: 650-650-5118526-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MARCH 26, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **LEO FRED WEST AND VALERIE L. STAFFORD, HUSBAND AND WIFE**
whose address is: **13723 BAYVIEW RD, MT VERNON, WASHINGTON 98273-0000**

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 ISLAND, State of Washington, described as follows:
Assessor's Property Tax Parcel Account Number(s): **SKAGIT**
350815-4-001-0021/P43966
350815-4-005-0200/P121547

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$352,000.00 recording concurrently herewith.

with the address of **8659 SOBEK LANE, CONCRETE, WASHINGTON 98237-0000** and parcel number of 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 **\$ 88,000.00** 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



200703300209
Skagit County Auditor

3/30/2007 Page 2 of 6 1:00PM

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **APRIL 01, 2012**.

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 **2/7/1997** as Auditor's File Number **97 001750** in Book **721** at Page **49** of the Official Records in the Office of the Auditor of **ISLAND** 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 LEO FRED WEST 3-28-07
Date

Grantor VALERIE L. STAFFORD 03-28-07
Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

WADEED - short (06/2002) CDPv.1



200703300209
Skagit County Auditor

3/30/2007 Page

3 of

6 1:00PM

Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



200703300209

Skagit County Auditor

3/30/2007 Page

4 of

6 1:00PM

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

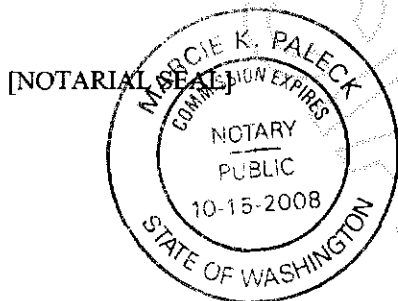
LEO FRED WEST AND VALERIE L. STAFFORD

(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 28th day of March, 2007.

Witness my hand and notarial seal on this the 28th day of March, 2007

Marcie K. Paleck
Signature



MARCIE K. PALECK

Print Name: _____
Notary Public

My commission expires: October 15, 2008

WADEED – short (06/2002) CDPv.1



200703300209
Skagit County Auditor

3/30/2007 Page

5 of

6

1:00PM

EXHIBIT "A"

PARCEL A:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 15,
Township 35 North, Range 8 East of the Willamette Meridian;

EXCEPT the North 330 feet;

AND EXCEPT County road along the West line thereof.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of
Section 15, Township 35 North, Range 8 East of the Willamette Meridian, lying North and East
of a line described as follows:

Beginning at a point on the North line of the Concrete-Sauk Valley Road that is 375 feet West
of the Southeast corner of said subdivision, said point also being the Southwest corner of that
parcel conveyed by instrument recorded on November 1, 1972, under Auditor's File No.
776183, records of Skagit County, Washington, and the true point of beginning of this line;
Thence North along the West line of said parcel to the Northwest corner thereof;
Thence continue North on said West line projected North for a distance of 45 feet;
Thence North 90° West to the East line of a road known as Sobek Lane and the terminus of
said line.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200703300209
Skagit County Auditor