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200704050032
Skagit County Auditor

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DEED OF TRUST

Trustor(s) EMIL E. PEERENS AND ALINE I. PEERENS, 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 LT 36, SKYLINE NO. 7, VOL 9 PG 70 PTN SEC 28 T 35 N. R. 1 E

Assessor's Property Tax Parcel or Account Number 3823-000-036-0007

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20070373309959

Space Above This Line For Recording Data
Account number: 650-650-4943932-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MARCH 08, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **EMIL E. PEERENS AND ALINE I. PEERENS, HUSBAND AND WIFE** whose address is: **1908 BAY 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): 3823-000-036-0007
LT 36, SKYLINE NO. 7, VOL 9 PG 70 PTN SEC 28 T 35 N. R. 1 E

with the address of 1908 BAY PL, ANACORTES, WASHINGTON 98221 and parcel number of 3823-000-036-0007 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 \$ 150,000.00 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 MARCH 08, 2047.

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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).

Emil E. Peerens
Grantor **EMIL E PEERENS**

3-9-07
Date

Aline I. Peerens
Grantor **ALINE I PEERENS**

3-9-07
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

EHILE PEERENS AND ALINE I PEERENS

(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 9th day of MARCH, 2007.

Witness my hand and notarial seal on this the 9th day of MARCH, 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

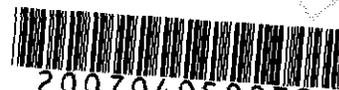
Reference: 20070373309959

Account: 650-650-4943932-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL A: LOT 34, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 70, RECORDS OF SKAGIT COUNTY, WASHINGTON; PARCEL B: THAT PORTION OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 36, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 70, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 68 DEGREES 50 MINUTES 10 SECONDS WEST, 75.01 FEET; THENCE NORTH 31 DEGREES 20 MINUTES 33 SECONDS EAST, 60.00 FEET; THENCE SOUTH 69 DEGREES 05 MINUTES 54 SECONDS EAST, 76.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 36; AND TO THE BEGINNING OF A CURVATURE TO THE RIGHT, FROM WHICH POINT THE CENTER OF SAID CURVATURE BEARS NORTH 69 DEGREES 05 MINUTES 54 SECONDS WEST, A DISTANCE OF 147.00 FEET; THENCE SOUTHWESTERLY 56.16 FEET ALONG THE ARC OF SAID CURVATURE, HAVING A CENTRAL ANGLE OF 21 DEGREES 53 MINUTES 20 SECONDS; TO THE POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 47 MINUTES 26 SECONDS WEST, 4.90 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREOF: ANY PORTION LYING WITHIN THE BOUNDARIES OF SKYLINE SHORT PLAT (IF ANY) (VOLUME 6 OF SHORT PLATS, PAGES 87 THROUGH 90, UNDER AUDITORS FILE NO. 8310120030, RECORDS OF SKAGIT COUNTY, WASHINGTON.) SITUATE IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LT 36, SKYLINE NO. 7, VOL 9 PG 70 PTN SEC 28 T 35 N. R. 1 E TITLE TO SAID PREMISES IS VESTED IN EMIL E. PEERENS AND ALINE I. PEERENS, HUSBAND AND WIFE BY DEED FROM FRED R. MILLER AND ARLENE M. MILLER, HUSBAND AND WIFE DATED 1/22/1999 AND RECORDED 2/8/1999 AS INSTRUMENT NO. 9902080237 IN BOOK 1940 PAGE 0564.

Exhibit A, CDP.V1 07/2004



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