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LAND TITLE OF SKAGIT COUNTY



200704090227

Skagit County Auditor

4/9/2007 Page 1 of 5 11:37AM

DEED OF TRUST

Trustor(s) SCOTT D RICHARDSON, SOLE AND SEPARATE AS A MARRIED PERSON

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 72, 'SKYLINE NO. 8,' AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72, 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel or Account Number P 59729

Reference Numbers of Documents Assigned or Released N/A



Prepared by:
Wells Fargo Bank, N.A.
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DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20070363309567

Space Above This Line For Recording Data
Account number: 650-650-5238514-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is APRIL 04, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **SCOTT D RICHARDSON, SOLE AND SEPARATE AS A MARRIED PERSON**
whose address is: **7604 152ND ST, SNOHOMISH, WASHINGTON 98296**

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):
LOT 72, 'SKYLINE NO. 8,' AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72, 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$624,000.00 recording concurrently herewith.

with the address of 5114 CASTLE COURT, ANACORTES, WASHINGTON 98221 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 \$ 78,000.00 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

WADEED - short (06/2002) CDPv.1



200704090227
Skagit County Auditor

4/9/2007 Page

2 of

5 11:37AM

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 APRIL 04, 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.

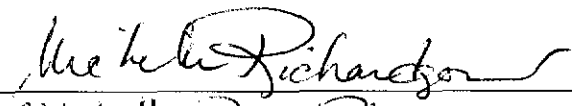
☐ N/A Third Party Rider

☐ 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 SCOTT D RICHARDSON 4/6/07 Date


Grantor Michelle Renee Richardson 4/6/07 Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

WADEED - short (06/2002) CDPv.1



200704090227
Skagit County Auditor

4/9/2007 Page

3 of

5 11:37AM

Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



200704090227

Skagit County Auditor

4/9/2007 Page

4 of

5 11:37AM

For An Individual Acting In His/Her Own Right:

State of Washington

County of Island

On this day personally appeared before me

Scott D. Richardson & Michelle Renee Richardson
(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 6 day of April, 2007.

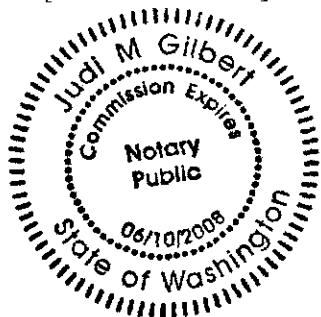
Witness my hand and notarial seal on this the 6th day of April, 2007.

Judi M. Gilbert
Signature

Judi M. Gilbert
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 6-10-2008

WADEED - short (06/2002) CDPv.1



200704090227
Skagit County Auditor

4/9/2007 Page

5 of

5:11:37AM