



200704180147  
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) JOHN A RONEY AND TINA RENEE MOEN-RONEY, 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 *Section 12, Township 34, Range 1;*  
*ptn NE SW and ptn Government Lot 3*  
Assessor's Property Tax Parcel or Account Number 340112-0-033-0006 AND 005

Reference Numbers of Documents Assigned or Released

*PA255\**  
*P19254*  
FIRST AMERICAN TITLE CO.  
*A91170*



Prepared by:  
Wells Fargo Bank, N.A.  
DOC PREP  
AJ SWEEN  
ONE HOME CAMPUS, MAC X2303-013  
DES MOINES, IOWA 50328  
425-814-7600

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State of Washington  
REFERENCE #: 20070883174199

Space Above This Line For Recording Data  
Account number: 650-650-5296504-0XXX

## SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is APRIL 09, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **JOHN A RONEY AND TINA RENEE MOEN-RONEY, HUSBAND AND WIFE**  
whose address is: **5550 CAMPBELL LAKE RD, ANACORTES, WASHINGTON 98221-0000**

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 **SKAGIT**, State of Washington, described as follows:  
Assessor's Property Tax Parcel Account Number(s): **340112-0-033-0006 AND 005**

with the address of **5550 CAMPBELL LAKE ROAD, ANACORTES, WASHINGTON 98221** and parcel number of **340112-0-033-0006 AND 005** 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 **\$ 125,000.00** 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 **APRIL 09, 2037**.

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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).

*John A Roney* 4-13-07  
\_\_\_\_\_  
Grantor **JOHN A RONEY** Date

*Tina Renee Moen-Roney* 4-13-07  
\_\_\_\_\_  
Grantor **TINA RENEE MOEN-RONEY** Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

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*Janice Renee Haen Pomy*

Grantor

4-13-07

Date

*John A. Kealey*

Grantor

4-13-07

Date

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

John A. Roney and Tina Renee Moen-Roney  
(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 13<sup>th</sup> day of April, 2007.

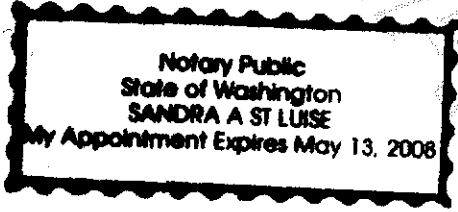
Witness my hand and notarial seal on this the 13<sup>th</sup> day of April, 2007

Sandra A. St. Luise  
Signature 14645 127th Lane NE #515  
Kirkland, WA 98034

Sandra A. St. Luise  
Print Name: \_\_\_\_\_

Notary Public

[NOTARIAL SEAL]



My commission expires: May 13, 2008

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