



200704230081
Skagit County Auditor

After Recording Return To:

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Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
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DEED OF TRUST

Trustor(s) **LESLIE KEITH TETERUD AND DIANE ELIZABETH TETERUD, 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 **LOTS 1, 2 AND THE EAST HALF OF LOT 3, BLOCK 214, VOLUME 2 OF PLATS, PAGES 4 - 7**

Assessor's Property Tax Parcel or Account Number **P118615**

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
KIMBERLY COOK
DOCUMENT PREPARATION
526 CHAPEL HILLS DRIVE
COLORADO SPRINGS, COLORADO 80920
866-452-3913

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State of Washington
REFERENCE #: 20070593317563

Space Above This Line For Recording Data
Account number: 650-650-5170188-1XXX

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 29, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **LESLIE KEITH TETERUD AND DIANE ELIZABETH TETERUD,**
HUSBAND AND WIFE whose address is: **2203 22ND ST, 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): **P118615**
LOTS 1, 2 AND THE EAST HALF OF LOT 3, BLOCK 214, VOLUME 2 OF PLATS, PAGES 4 - 7

with the address of 2203 22ND ST, ANACORTES, WASHINGTON 98221 and parcel number of P118615 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 MARCH 29, 2047.

WADEED - short (06/2002) CDPv.1



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EXHIBIT A

Reference: 20070593317563

Account: 650-650-5170188-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL A: LOTS 1, 2 AND THE EAST HALF OF LOT 3, BLOCK 214, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON; (ALSO KNOWN AS LOT 12 OF SURVEY RECORDED JANUARY 24, 2002, UNDER AUDITORS FILE NO. 200201240260, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF VACATED 22ND STREET AS RESERVED IN CITY OF ANACORTES ORDINANCE NO. 2689, RECORDED FEBRUARY 14, 2005, UNDER AUDITORS FILE NO. 200502140191, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL C: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTHERLY PORTION OF LOT 11 OF SURVEY RECORDED JANUARY 24, 2002, UNDER AUDITORS FILE NO. 200201240260, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS GRANTED BY INSTRUMENT RECORDED JULY 3, 2003, UNDER AUDITORS FILE NO. 200307030166, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOTS 1, 2 AND THE EAST HALF OF LOT 3, BLOCK 214, VOLUME 2 OF PLATS, PAGES 4 - 7 TITLE TO SAID PREMISES IS VESTED IN LESLIE KEITH TETERUD AND DIANE ELIZABETH TETERUD, HUSBAND AND WIFE BY DEED FROM RAY A. NOWOTNY AND KATHERINE E. NOWOTNY, HUSBAND AND WIFE DATED 7/15/2006 AND RECORDED 7/18/2006 AS INSTRUMENT NO. 200607180058.

Exhibit A, CDP.V1 07/2004



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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).

Grantor Leslie Keith Teterud 3-29-07
Date

Grantor Diane Elizabeth Teterud 3-29-07
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

LESUE KEITH TETERUD AND DANE ELIZABETH TETERUD
(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 29th day of MARCH, 20 07.

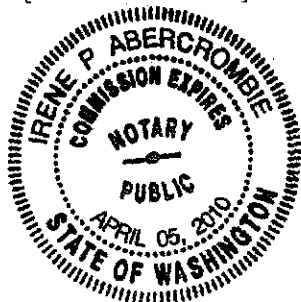
Witness my hand and notarial seal on this the 29th day of MARCH, 2007

Irene P. Abercrombie
Signature

IRENE P. ABERCROMBIE
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 4-5-2010



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