



200704270031

Skagit County Auditor

After Recording Return To:

4/27/2007 Page 1 of 5 9:28AM

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

## DEED OF TRUST

Trustor(s) VICTOR G. VALLEJOS AND PATRICIA L. VALLEJOS, 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 LOT 12, PLAT OF PARK COTTAGES, ACCORDING TO THE PLAT THEREOF  
RECORDED APRIL 20, 2004, UNDER AUDITOR'S FILE NO. 200404200129, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number P121527

Reference Numbers of Documents Assigned or Released



Prepared by:  
Wells Fargo Bank, N.A.  
BARB LAMOTTE  
DOCUMENT PREPARATION  
ONE HOME CAMPUS, MAC X2303-02K  
DES MOINES, IOWA 50328-0001  
866-537-8489

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 #: 20070817300480

Space Above This Line For Recording Data  
Account number: 651-651-1475946-1XXX

## 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 05, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **VICTOR G. VALLEJOS AND PATRICIA L. VALLEJOS, HUSBAND AND WIFE** whose address is: **809 PARK COTTAGE PL, SEDRO WOOLLEY, WASHINGTON 98284-4387**

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): **P121527**  
**LOT 12, PLAT OF PARK COTTAGES, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 2004, UNDER AUDITOR'S FILE NO. 200404200129, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

with the address of **809 PARK COTTAGE PLACE, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P121527** 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 **\$ 50,000.00** 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



200704270031  
Skagit County Auditor

4/27/2007 Page

2 of

5 9:28AM

2/5

.59

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **APRIL 05, 2047**.

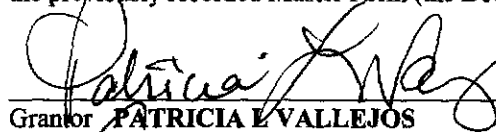
4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997**, and recorded on **2/6/1997** as Auditor's File Number **9702060051** in 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 **PATRICIA E VALLEJOS**

4-5-07  
Date

  
Grantor **VICTOR G VALLEJOS**

4-5-07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200704270031  
Skagit County Auditor

Grantor

Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200704270031  
Skagit County Auditor

4/5

19:59

4/27/2007 Page

4 of

5 9:28AM

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

Patricia Vallejos and Victor Vallejos  
(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 5 day of April, 20 07

Witness my hand and notarial seal on this the 5 day of April, 2007

Signature Anissa C Hall

Print Name: Anissa C Hall

Notary Public

[NOTARIAL SEAL]

My commission expires: Sept 28 2010



200704270031

Skagit County Auditor

4/27/2007 Page

5 of

5 9:28AM

WADEED ~ short (06/2002) CDPv.1



5/5

Documents Processed 04-05-2007, 12:49:59