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Skagit County Auditor

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**DEED OF TRUST**

**Trustor(s)** ROBERT ROSENFELD AND REBECCA L. ROSENFELD, 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** THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., PLEASE SEE FURTHER DETAILS IN ATTACHED EXHIBIT A

**Assessor's Property Tax Parcel or Account Number** P17238

**Reference Numbers of Documents Assigned or Released**

**Reference: 20070947100137**

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State of Washington  
REFERENCE #: 20070947100137

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Account number: 651-651-1495027-1XXX

**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 09, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **ROBERT ROSENFELD AND REBECCA L. ROSENFELD, HUSBAND AND WIFE** whose address is: **22887 LAKESIDE LN, MOUNT VERNON, WASHINGTON 98274-8047**

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): **P17238**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., PLEASE SEE FURTHER DETAILS IN ATTACHED EXHIBIT A**

with the address of 22887 LAKESIDE LN, MOUNT VERNON, WASHINGTON 98274 and parcel number of P17238 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 \$ 25,000.00 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

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**EXHIBIT A**

Reference: 20070947100137

Account: 651-651-1495027-1998

**Legal Description:**

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY, 673.65 FEET SOUTH AND 1,838.33 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 55 DEGREES 34 MINUTES 30 SECONDS EAST 243.03 FEET, MORE OR LESS, TO THE SHORE OF LAKE MCMURRAY; THENCE SOUTHEASTERLY ALONG SAID LAKE MCMURRAY TO A POINT WHICH BEARS NORTH 55 DEGREES 34 MINUTES 30 SECONDS EAST 267.8 FEET FROM A POINT ON THE EAST LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY THAT IS 764.15 FEET SOUTH AND 1,902.08 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 55 DEGREES 34 MINUTES 30 SECONDS WEST 267.8 FEET TO THE EAST RIGHT OF WAY LINE OF SAID NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID NORTHERN PACIFIC RAILWAY RIGHT OF WAY TO THE POINT OF BEGINNING, EXCEPT THE SOUTHEASTERLY 8 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN GOV. LOT 5, 25-33-4 E W.M.**

Exhibit A, CDP.V1 07/2004



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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **APRIL 09, 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).

*Rebecca L Rosenfeld* 4/10/07  
Grantor **REBECCA L ROSENFELD** Date

*Robert Rosenfeld* 4/10/2007  
Grantor **ROBERT ROSENFELD** Date

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

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

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

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Grantor

Date

Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT



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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

Rebecca Kasentfeld & Robert Pasenfeld  
(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 10<sup>th</sup> day of April, 2007.

Witness my hand and notarial seal on this the 10<sup>th</sup> day of April, 2007

[Signature]  
Signature

[NOTARIAL SEAL]

Print Name: Kerri Serena  
Notary Public



My commission expires: 1/26/2010



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