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Skagit County Auditor

5/4/2007 Page 1 of 2 3:20PM

Prepared by:
Wells Fargo Financial Bank
3201 North 4th Avenue
Sioux Falls, SD 57104

Return to:
Wells Fargo Financial Bank
3201 North 4th Avenue
Sioux Falls, SD 57104

CHICAGO TITLE CO.

1952993

ACCOMMODATION RECORDING

Document Title: **OPEN-END DEED OF TRUST**

Reference Number(s): N205554(V)

Grantor(s): MICHAEL PEDROSA, MELISSA PEDROSA, HUSBAND AND WIFE

Trustee: FIRST AMERICAN LENDERS ADVANTAGE

Beneficiary: Wells Fargo Financial Bank

Legal Description, if abbreviated, full legal description is located on the reverse:

The land referred to in this policy is situated in the STATE OF WASHINGTON, COUNTY OF SKAGIT, and described as follows:

LOT 2, BLOCK 1, "HILLCREST PARK ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY.

APN:P53143

Chicago Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

situated in the County of SKAGIT, State of Washington.

Assessor's Property Tax Parcel Account Number(s): P53143

THIS DEED OF TRUST, made this 27 day of APRIL, 2007, between

MICHAEL PEDROSA and

MELISSA PEDROSA,

HUSBAND AND WIFE, Grantor,

whose address is 1624 S 13TH ST,

MOUNT VERNON, WA 98274,

FIRST AMERICAN LENDERS ADVANTAGE,

Trustee whose address is 3 FIRST AMERICAN WAY,

SANTA ANA, CA 92707,

Wells Fargo Financial Bank, Beneficiary, whose address is 3201 North 4th Avenue, Sioux Falls, South Dakota 57104

for the purpose of securing performance of each agreement of grantor herein contained, and payment of all amounts due under a Credit Card Account Agreement dated APRIL 27, 2007,

pursuant to which advances may be made on the line of credit of \$ 25,500.00,

together with charges according to the terms of said Credit Card Account Agreement, and also any and all indebtedness, sums, future advances, and charges now or hereafter owing or to become owing by Grantor to Beneficiary under said Credit Card Account Agreement between Grantor and Beneficiary.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the above-described real property in SKAGIT County, Washington which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair, to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; or to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust or cure or waive any default or notice of default or invalidate any act done pursuant to such notice. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred as provided by statute.

