



200705080060

Skagit County Auditor

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6 10:00AM

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

DEED OF TRUST

Trustor(s) DUSTIN D. ENGLER AND JANALYN D. ENGLER, 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 ABBREVIATED LEGAL: LOT 4 WILLARD ESTATES SUBJECT TO
RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF
RECORD, IF ANY.

See Eshibit A

Assessor's Property Tax Parcel or Account Number P116229

Reference Numbers of Documents Assigned or Released 20070787500639



Prepared by:
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State of Washington
REFERENCE #: 20070787500639

Space Above This Line For Recording Data
Account number: 650-650-5285044-0XXX

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 10, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **DUSTIN D. ENGLER AND JANALYN D. ENGLER, HUSBAND AND WIFE**
whose address is: **39853 WILLARD LN, CONCRETE, WASHINGTON 98237-9253**

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): **P116229**
ABBREVIATED LEGAL: LOT 4 WILLARD ESTATES SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

See Exhibit A

with the address of 39853 WILLARD LANE, CONCRETE, WASHINGTON 98237 and parcel number of P116229 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 \$ 45,000.00 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 24, 2027.

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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).

Dustin D Engler
Grantor **DUSTIN D ENGLER**

4-12-07
Date

Janelyn D Engler
Grantor **JANALYN D ENGLER**

4-12-07
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 Skagit

On this day personally appeared before me

Dustin O Engler and Janalyn D Engler
(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 12 day of April, 2007.

Witness my hand and notarial seal on this the 12 day of April, 2007

Anissa C Hall
Signature

[NOTARIAL SEAL]

Anissa C Hall
Print Name:

Notary Public

My commission expires: Sept. 28 2010



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EXHIBIT A

Reference: 20070787500639

Account: 650-650-5285044-0001

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 4, "PLAT OF WILLARD ESTATES", AS RECORDED DECEMBER 23, 1999 UNDER AUDITOR'S FILE NO. 199912230062. ABBREVIATED LEGAL: LOT 4 WILLARD ESTATES SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.



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Exhibit A, CDP.V1 07/2004



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