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200705240025

Skagit County Auditor

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DEED OF TRUST

Trustor(s) ELDON J. DERKLAND AND ELLEN E. DERKLAND, 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: LOT 24, "BAY HILL VILLAGE DIV. II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 24, BAY HILL VILLAGE DIVISION 2, RECORDS OF SKAGIT SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Assessor's Property Tax Parcel or Account Number P104437

Reference Numbers of Documents Assigned or Released

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Documents Processed 05-02-2007, 19:01:26

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Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20070959100047

Space Above This Line For Recording Data
Account number: 650-650-5405790-0XXX

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 28, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **ELDON J. DERKLAND AND ELLEN E. DERKLAND, HUSBAND AND WIFE**
whose address is: **12234 BAY HILL DR, BURLINGTON, WASHINGTON 98233**

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): **P104437**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 24, "BAY HILL VILLAGE DIV. II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 24, BAY HILL VILLAGE DIVISION 2, RECORDS OF SKAGIT SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

with the address of **12234 BAYHILL DRIVE, BURLINGTON, WASHINGTON 98233** and parcel number of **P104437** 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 **\$ 55,000.00** 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

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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 **MAY 01, 2022**.

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 **ELDON J. DERKLAND** _____ Date _____

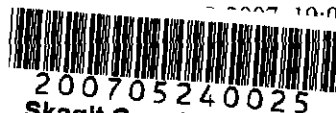
Grantor **ELLEN E. DERKLAND** _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

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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.

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☐ 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 **ELDON J. DERKLAND** 4-27-07 Date


Grantor **ELLEN E. DERKLAND** 4-27-07 Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

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Skagit County Auditor

Grantor

Date

Grantor

Date

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Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

ELDON J PERKLAND AND ELLEN E
PERKLAND (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 27th day of APRIL, 20 07.

Witness my hand and notarial seal on this the 27th day of APRIL, 2007



Signature R Y Samant

Print Name: R Y SAMANT
Notary Public

My commission expires: DEC 19, 2009

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