



200706040077

Skagit County Auditor

After Recording Return To:

6/4/2007 Page 1 of 5 9:49AM

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P.O. Box 31557 MAC B6955-015
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DEED OF TRUST

Trustor(s) DAN TARNOVEANU, A MARRIED MAN AND OPHELIA ROSALES TARNOVEANU, A NON-VESTED SPOUSE, 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 20, 'PLAT OF FOREST HILLS PUD', ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: FOREST HILLS PUD, LOT 20 TITLE TO SAID PREMISES IS VESTED IN DAN TARNOVEANU, A SINGLE MAN BY DEED FROM PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP DATED 12/7/2000 AND RECORDED 12/8/2000 AS INSTRUMENT NO. 200012080190.

Assessor's Property Tax Parcel or Account Number P114085

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 04-27-2007, 15:39:03

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State of Washington
REFERENCE #: 20071067300141

Space Above This Line For Recording Data
Account number: 651-651-1551738-1XXX

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 23, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **DAN TARNOVEANU, A MARRIED MAN AND OPHELIA ROSALES TARNOVEANU, A NON-VESTED SPOUSE, HUSBAND AND WIFE** whose address is: **2415 42ND PL, ANACORTES, WASHINGTON 98221**

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): **P114085**
LOT 20, 'PLAT OF FOREST HILLS PUD', ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: FOREST HILLS PUD, LOT 20 TITLE TO SAID PREMISES IS VESTED IN DAN TARNOVEANU, A SINGLE MAN BY DEED FROM PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP DATED 12/7/2000 AND RECORDED 12/8/2000 AS INSTRUMENT NO. 200012080190.

with the address of **2415 42ND PL, ANACORTES, WASHINGTON 98221** and parcel number of **P114085** 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 **\$ 140,000.00** together with all interest thereby accruing, as set forth in

WADEED - short (06/2002) CDPv.1



200706040077
Skagit County Auditor

6/4/2007 Page 2 of 5 9:49AM

2/5

:03

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 23, 2047.

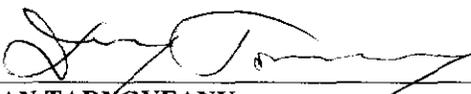
4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997**, and recorded on 2/6/1997 as Auditor's File Number 9702060051 in Book 1626 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.

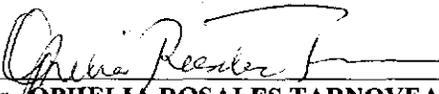
N/A Third Party Rider

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 **DAN TARNOVEANU** 4/27/07
Date


Grantor **OPHELIA ROSALES TARNOVEANU** 4/27/07
Date

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

WADEED - short (06/2002) CDPv.1



200706040077
Skagit County Auditor

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

WADEED – short (06/2002) CDPv.1



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Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of Arizona

County of Maricopa

On this day personally appeared before me

Dan Tarnoveanu and Ophelia Rosales
Tarnoveanu (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 27 day of April, 2007.

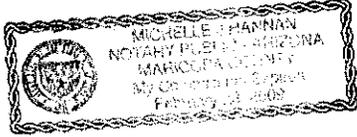
Witness my hand and notarial seal on this the 27 day of April, 2007

Michelle Hannan
Signature

[NOTARIAL SEAL]

Michelle Hannan
Print Name:

Notary Public



My commission expires: Feb. 23, 2009

