



200706110092

Skagit County Auditor

After Recording Return To:

6/11/2007 Page 1 of 5 9:16AM

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

DEED OF TRUST

Trustor(s) HENRY B. BLACK AND LINDA K. BLACK, 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 PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 28, 'SKAGIT HIGHLANDS, DIVISION 1', A PLANNED UNIT DEVELOPMENT, RECORDED ON AUGUST 16, 2005, UNDER AUDITORS FILE NO. 200508160182, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 28, SKAGIT HIGHLANDS DIVISION, AUDITOR'S FILE NO. 200508160182 TITLE TO SAID PREMISES IS VESTED IN HENRY B. BLACK AND LINDA K. BLACK, HUSBAND AND WIFE BY DEED FROM THE QUADRANT CORPORATION, A CORPORATION DATED 1/25/2006 AND RECORDED 2/10/2006 AS INSTRUMENT NO. 200602100051.

Assessor's Property Tax Parcel or Account Number 123168

Reference Numbers of Documents Assigned or Released

REFERENCE # 20071287300574

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 05-15-2007, 14:49:28

Prepared by:
Wells Fargo Bank, N.A.
MICHAEL JOHNSON
DOCUMENT PREPARATION
18700 NW WALKER ROAD, #92
BEAVERTON, OREGON 97006
503-605-8174

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

State of Washington
REFERENCE #: 20071287300576

Space Above This Line For Recording Data
Account number: 651-651-1638568-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 15, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **HENRY B. BLACK AND LINDA K. BLACK, HUSBAND AND WIFE** whose address is: **4632 HIDDEN LAKE LOOP, MOUNT VERNON, WASHINGTON 98273-8599**

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): **123168**
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 28, 'SKAGIT HIGHLANDS, DIVISION 1', A PLANNED UNIT DEVELOPMENT, RECORDED ON AUGUST 16, 2005, UNDER AUDITORS FILE NO. 200508160182, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 28, SKAGIT HIGHLANDS DIVISION, AUDITOR'S FILE NO. 200508160182 TITLE TO SAID PREMISES IS VESTED IN HENRY B. BLACK AND LINDA K. BLACK, HUSBAND AND WIFE BY DEED FROM THE QUADRANT CORPORATION, A CORPORATION DATED 1/25/2006 AND RECORDED 2/10/2006 AS INSTRUMENT NO. 200602100051.

with the address of 4632 HIDDEN LAKE LOOP, MOUNT VERNON, WASHINGTON 98273 and parcel number of 123168 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.

WADEED - short (06/2002) CDPv.1



E



200706110092
Skagit County Auditor

6/11/2007 Page

2 of

5 9:16AM

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 75,000.00 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 MAY 15, 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).

Henry B Black 3/18/07
Grantor HENRY B BLACK Date

Jinda K Black 3/18/07
Grantor JINDA K BLACK Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



D



200706110092
Skagit County Auditor

6/11/2007 Page 3 of 5 9:16AM

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



Doc# 05-15-2007. 14:49:28



200706110092
Skagit County Auditor

6/11/2007 Page

4 of

5 9:16AM

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

HENRY B. BLACK and LINDA K. BLACK

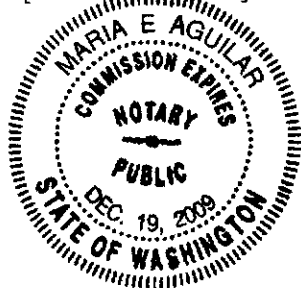
(here insert the name of grantor or

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 18th day of MAY, 20 07.

Witness my hand and notarial seal on this the 18th day of MAY, 2007

Maria E. Aguilar
Signature

[NOTARIAL SEAL]



Print Name: MARIA E. Aguilar
Notary Public

My commission expires: 12/19/2009

WADEED – short (06/2002) CDPv.1



Doc#



200706110092
Skagit County Auditor

6/11/2007 Page

5 of

5 9:16AM