



200706130008
Skagit County Auditor

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After Recording Return To:

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

DEED OF TRUST

Trustor(s) DAVID ALLAN, A SINGLE PERSON, WHO ACQUIRED TITLE AS,
ALLAN

DAVID

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 THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE DUE WEST 60 RODS TO A STAKE ON THE RIGHT BANK OF THE MCELROY SLOUGH; THENCE SOUTH 22 1/2 DEGREES EAST 40 RODS AND 13 LINKS TO A STAKE LOCATED AT THE CORNER OF A DIKE ON THE RIGHT BANK OF SAID MCELROY SLOUGH; THENCE NORTH 62 1/2 DEGREES EAST A DISTANCE OF 73 RODS, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WITHIN THE AS BUILT AND EXISTING FLINN STREET. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: (BLFC) ACREAGE ACCOUNT, ACRES 8.04, LOT 1 OF SKAGIT COUNTY SHORT PLAT PL05-0258 RECORDED AF NO. 200601060080, BEING A PORTION OF THE NE1/4 SW1/4 TITLE TO SAID PREMISES IS VESTED IN DAVID ALLAN BY DEED FROM GERIS L.C. ALLAN DATED 1/31/1997 AND RECORDED 2/5/1997 AS INSTRUMENT NO. 9702050058 IN DEED BOOK 1626 PAGE 0467.

Assessor's Property Tax Parcel or Account Number 360322-0-002-0300

Reference Numbers of Documents Assigned or Released

REFERENCE : 20071177400186

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Prepared by:
Wells Fargo Bank, N.A.
MIKE DEVITT
DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20071177400186

Space Above This Line For Recording Data
Account number: 651-651-1602952-1XXX

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 21, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **DAVID ALLAN, A SINGLE PERSON, WHO ACQUIRED TITLE AS, DAVID ALLAN** whose address is: **15547 FLINN RD, BOW, WASHINGTON 98232**

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): **360322-0-002-0300**
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE DUE WEST 60 RODS TO A STAKE ON THE RIGHT BANK OF THE MCELROY SLOUGH; THENCE SOUTH 22 1/2 DEGREES EAST 40 RODS AND 13 LINKS TO A STAKE LOCATED AT THE CORNER OF A DIKE ON THE RIGHT BANK OF SAID MCELROY SLOUGH; THENCE NORTH 62 1/2 DEGREES EAST A DISTANCE OF 73 RODS, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WITHIN THE AS BUILT AND EXISTING FLINN STREET. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: (BLFC) ACREAGE ACCOUNT, ACRES 8.04, LOT 1 OF SKAGIT COUNTY SHORT PLAT PL05-0258 RECORDED AF NO. 200601060080, BEING A PORTION OF THE NE1/4 SW1/4 TITLE TO SAID PREMISES IS VESTED IN DAVID ALLAN BY DEED FROM GERIS L.C. ALLAN DATED 1/31/1997 AND RECORDED 2/5/1997 AS INSTRUMENT NO. 9702050058 IN DEED BOOK 1626 PAGE 0467.

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with the address of **15547 FLINN RD, BOW, WASHINGTON 98232** and parcel number of **360322-0-002-0300** 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 **\$ 200,000.00** 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 21, 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 **DAVID ALLAN**

Date 5/21/7

Grantor

Date

Grantor



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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

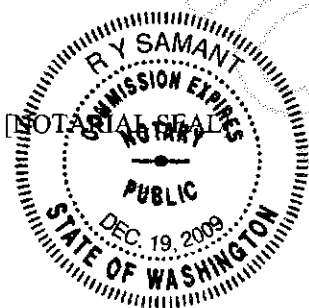
On this day personally appeared before me

DAVID ALLAN

(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 21st day of MAY, 20 07.

Witness my hand and notarial seal on this the 21st day of MAY, 2007



Signature

Print Name:

Notary Public

My commission expires: DEC 19, 2009



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