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200706140046

Skagit County Auditor

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## DEED OF TRUST

Trustor(s) WILLIAM G AND AUSMA WILSON, 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 CLEARIDGE DIV II LOT 138

Assessor's Property Tax Parcel or Account Number P82591--

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



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Documents Processed 05-17-2007, 12:21:49

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State of Washington  
REFERENCE #: 20071233340248

Space Above This Line For Recording Data  
Account number: 650-650-5746920-1XXX

**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 17, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **WILLIAM G AND AUSMA WILSON, HUSBAND AND WIFE** whose address is:  
**4305 WHIDBEY CT, 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): **P82591---**  
**CLEARIDGE DIV II LOT 138**

with the address of 4305 WHIDBEY CT, ANACORTES, WASHINGTON 98221 and parcel number of P82591--- 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 **\$ 25,000.00** 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 17, 2047.

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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).

*William G. Wilson*

Grantor WILLIAM G WILSON

5/18/07  
Date

*Ausma Wilson*

Grantor AUSMA WILSON

5/18/07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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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 ISLAND

On this day personally appeared before me

WILLIAM G. WILSON AND AUSMA WILSON

(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, 2007.

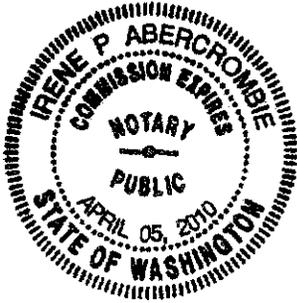
Witness my hand and notarial seal on this the 18th day of MAY, 2007

Irene P. Abercrombie  
Signature

[NOTARIAL SEAL]

IRENE P. ABERCROMBIE  
Print Name:

Notary Public



My commission expires: 4-5-2010

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**EXHIBIT A**

Reference: 20071233340248

Account: 650-650-5746920-1998

**Legal Description:**

**THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 138, 'CLEARIDGE DIV. II', AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 57, 58 AND 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: CLEARIDGE DIV II LOT 138 TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM ARTHUR F. NEUMARKEL AND A. SUSAN NEUMARKEL, HUSBAND AND WIFE DATED 10/12/1999 AND RECORDED 10/20/1999 AS INSTRUMENT NO. 199910200080.**

Exhibit A, CDP.V1 07/2004



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