



200707050040
Skagit County Auditor

7/5/2007 Page 1 of 5 10:07AM

After Recording Return To:

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DEED OF TRUST

Trustor(s) DARRIN P. SEPULVEDA, A SINGLE PERSON, ASHLEY R. JONAS, A SINGLE PERSON

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 18; TOGETHER WITH THAT PORTION OF LOT 17 LYING WITHIN 60.00 FEET OF THE WEST LINE OF LOT 18; BLOCK 27, "PLAT OF THE TOWN OF SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: PORTION LOTS 17-18, BLOCK 27 "TOWN OF SEDRO"

Assessor's Property Tax Parcel or Account Number P111537

Reference Numbers of Documents Assigned or Released

REFERENCE #20071437500138

WADEED - short (06/2002) CDPv.1



1/5

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State of Washington
REFERENCE #: 20071437500138

Space Above This Line For Recording Data
Account number: 651-651-1754241-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 14, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): DARRIN P. SEPULVEDA, A SINGLE PERSON, ASHLEY R. JONAS, A SINGLE PERSON whose address is: 512 ALEXANDER ST, SEDRO WOOLLEY, WASHINGTON 98284-1914

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): P111537

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 18; TOGETHER WITH THAT PORTION OF LOT 17 LYING WITHIN 60.00 FEET OF THE WEST LINE OF LOT 18; BLOCK 27, "PLAT OF THE TOWN OF SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: PORTION LOTS 17-18, BLOCK 27 "TOWN OF SEDRO"

with the address of 512 ALEXANDER ST, SEDRO WOOLLEY, WASHINGTON 98284 and parcel number of P111537 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 **\$ 15,900.00** 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 JUNE 14, 2032.

WADEED - short (06/2002) CDPv.1



2/5

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200707050040
Skagit County Auditor

7/5/2007 Page

2 of

5 10:07AM

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.

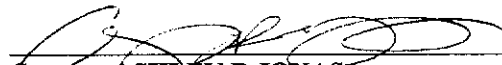
6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

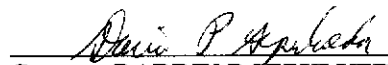
N/A Third Party Rider

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 **ASHLEY R JONAS** 6.14.07
Date


Grantor **DARRIN P SEPULVEDA** 14 June 07
Date

Grantor Date

Grantor Date

Grantor Date

Grantor

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200707050040
Skagit County Auditor

7/5/2007 Page 3 of 5 10:07AM

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Grantor

Date

Grantor

Date

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200707050040
Skagit County Auditor

7/5/2007 Page 4 of 5 10:07AM 4/5

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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

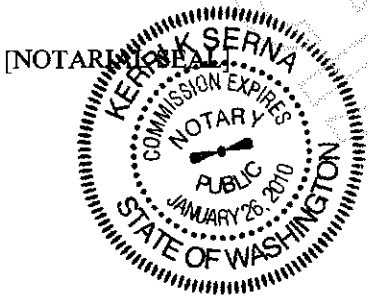
Ashley R. James & Dacian P. Sepulveda
(here insert the name of grantor or

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 14th day of June, 2007.

Witness my hand and notarial seal on this the 14th day of June, 2007

[Signature]
Signature

KERRI SERNA
Print Name: Notary Public



My commission expires: 1-26-2010

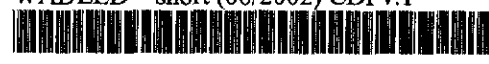
UNOFFICIAL DOCUMENT



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7/5/2007 Page 5 of 5 10:07AM

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