



200707090086

Skagit County Auditor

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Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) ROBERT L GREEN AND JOAN A. GREEN, HUSBAND AND WIFE WHO ACQUIRED TITLE AS ROBERT GREEN AND JOAN A. GREEN, 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 REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 11, BLOCK 60 FIRST ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO THE RECORDED PLAT THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 11, BLK 60, 1ST ADD TO SEDRO WOOLLEY, DOC # 8512310021

Assessor's Property Tax Parcel or Account Number P75969

Reference Numbers of Documents Assigned or Released

20071557500196

WADEED - short (06/2002) CDPv.1



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Documents Processed 06-19-2007, 13:58:23

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State of Washington  
REFERENCE #: 20071557500196

Space Above This Line For Recording Data  
Account number: 651-651-1765130-0XXX

**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 13, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **ROBERT L GREEN AND JOAN A. GREEN, HUSBAND AND WIFE WHO ACQUIRED TITLE AS ROBERT GREEN AND JOAN A. GREEN, HUSBAND AND WIFE** whose address is: **536 NELSON ST, SEDRO WOOLLEY, WASHINGTON 98284-1667**  
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): **P75969**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 11, BLOCK 60 FIRST ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO THE RECORDED PLAT THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 11, BLK 60, 1ST ADD TO SEDRO WOOLLEY, DOC # 8512310021**

with the address of **536 NELSON ST, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P75969** 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 **\$ 35,000.00** 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is JUNE 20, 2022.

- 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).

*Joan A. Green* \_\_\_\_\_ *6/14/07*  
 Grantor **JOAN A GREEN** Date

*Robert L. Green* \_\_\_\_\_ *6/14/07*  
 Grantor ~~ROBERT L GREEN~~ **ROBERT L GREEN** Date

\_\_\_\_\_  
 Grantor Date

\_\_\_\_\_  
 Grantor Date

\_\_\_\_\_  
 Grantor Date

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Grantor

Date

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 Skagit

On this day personally appeared before me  
Jean A Green and Robert Green  
\_\_\_\_\_ (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 14 day of June, 2007.

Witness my hand and notarial seal on this the 14 day of June, 2007  
Anissa C Hall

Signature

[NOTARIAL SEAL]

Anissa C Hall

Print Name:

Notary Public

My commission expires Sept. 28 2010

*see attached*



# All-purpose Acknowledgment

STATE OF Washington, COUNTY OF Skagit

On June 14th before me, the undersigned, a Notary Public  
in and for said State, personally appeared

Joan A Green and Robert L Green

personally known to me ~~-OR-~~  proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name (type or printed)

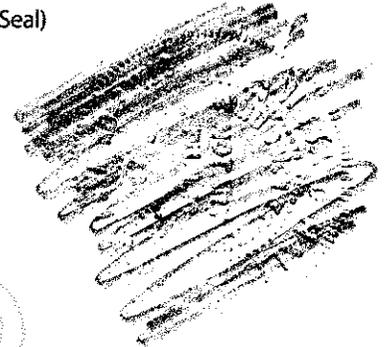
My commission expires:

*Anissa C Hall*

Anissa C Hall

Sept. 28 2010

(Seal)



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