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Skagit County Auditor

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## DEED OF TRUST

Trustor(s) MICHAEL S. TALLERIN AND NINA BETTINGER TALLERIN, 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 LOT 14, PLAT OF SUNRISE ESTATES, DIVISION NO. 2, APPROVED ON APRIL 1, 1996 AND RECORDED ON APRIL 2, 1996, UNDER AUDITORS FILE NO. 9604020065, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT

Assessor's Property Tax Parcel or Account Number 4669-000-014-0000

Reference Numbers of Documents Assigned or Released

Reference: 20071557300360



Prepared by:  
Wells Fargo Bank, N.A.  
KURT ASLAKSON  
DOCUMENT PREPARATION  
18700 NW WALKER RD #92  
BEAVERTON, OREGON 97006  
866-537-8489

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State of Washington  
REFERENCE #: 20071557300360

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Account number: 651-651-1743756-1XXX

## 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"): **MICHAEL S. TALLERIN AND NINA BETTINGER TALLERIN, HUSBAND AND WIFE** whose address is: **14450 AUSTIN PL, ANACORTES, WASHINGTON 98221-8637**

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): **4669-000-014-0000**  
**LOT 14, PLAT OF SUNRISE ESTATES, DIVISION NO. 2, APPROVED ON APRIL 1, 1996 AND RECORDED ON APRIL 2, 1996, UNDER AUDITORS FILE NO. 9604020065, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT**

with the address of **14450 AUSTIN PL, ANACORTES, WASHINGTON 98221** and parcel number of **4669-000-014-0000** 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 **\$ 150,000.00** 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

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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, 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 MICHAEL S. TALLER

06/15/07  
Date

Grantor NINA BETTINGER TALLER

6/15/07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

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Grantor

Date

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

Michael S. Tallering and Nina Bettinger Tallering  
(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 15<sup>th</sup> day of June, 2007.

Witness my hand and notarial seal on this the 15<sup>th</sup> day of June, 2007

Kimberly Ann Kane  
Signature

Kimberly Ann Kane  
Print Name: \_\_\_\_\_  
Notary Public



My commission expires: July 19, 2010



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## EXHIBIT A

Reference: 20071557300360

Account: 651-651-1743756-1998

### Legal Description:

LOT 14, PLAT OF SUNRISE ESTATES, DIVISION NO. 2, APPROVED ON APRIL 1, 1996 AND RECORDED ON APRIL 2, 1996, UNDER AUDITORS FILE NO. 9604020065, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 1 DEGREES 06 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 242.40 FEET; THENCE SOUTH 80 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 435.56 FEET TO THE EAST LINE OF SAID LOT 14; THENCE SOUTH 1 DEGREES 32 MINUTES 14 SECONDS EAST ALONG THE SAID EAST LINE OF LOT 14, A DISTANCE OF 165.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 45 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 428.76 FEET TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: PTN LOT 14, SUNRISE ESTATES DIV. 2 TITLE TO SAID PREMISES IS VESTED IN MICHAEL S. TALLERING AND NINA BETTINGER TALLERING, HUSBAND AND WIFE BY DEED FROM WILLIAM C. OLIVER, AS HIS SEPARATE ESTATE DATED 5/17/2006 AND RECORDED 5/31/2006 AS INSTRUMENT NO. 200605310214.



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Exhibit A, CDP.V1 07/2004



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