



200707300009
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY
126580-05

DEED OF TRUST

Trustor(s) JOHN L. PETERSON AND MARTHA S. PETERSON, 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 109, PLAT OF EAGLEMONT, PHASE 1B, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201160127, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 109, :EAGLEMONT PPHASE 1B, DIVISION 1B, DIVISION 1

Assessor's Property Tax Parcel or Account Number P118810

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
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DOCUMENT PREPARATION
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State of Washington Space Above This Line For Recording Data
REFERENCE #: 20071863637469 Account number: 650-650-6552640-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 20, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **JOHN L. PETERSON AND MARTHA S. PETERSON, HUSBAND AND WIFE**
whose address is: **4620 N BEAVER POND DR, MOUNT VERNON, WASHINGTON 98274**

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): **P118810**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 109, PLAT OF EAGLEMONT, PHASE 1B, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201160127, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 109, EAGLEMONT PPHASE 1B, DIVISION 1B, DIVISION 1

with the address of 4620 BEAVER POND DR N., MOUNT VERNON, WASHINGTON 98274 and parcel number of P118810 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 \$ 100,000.00 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

WADEED - short (06/2002) CDPv.1



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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 JULY 20, 2037.

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).

John L Peterson 7/24/07
Grantor **JOHN L. PETERSON** Date

Martha S. Peterson
Grantor **MARTHA S. PETERSON** 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 King

On this day personally appeared before me

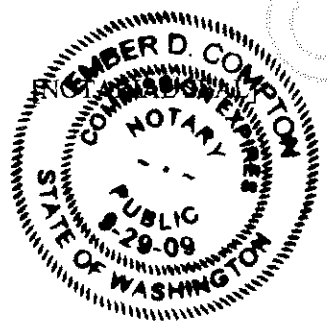
John L. Peterson and Martha S. Peterson
(here insert the name of grantor or

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 24 day of July, 20 07

Witness my hand and notarial seal on this the 24 day of July, 2007

[Signature]
Signature

Ember D Compton
Print Name: _____
Notary Public



My commission expires: 9-29-09



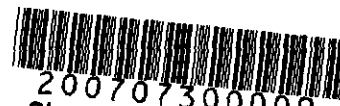
Schedule "A-1"

126580-OS

DESCRIPTION:

Lot 109, "PLAT OF EAGLEMONT PHASE 1B, DIVISION 1 REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION OF LOT 68 PHASE 1A," as per plat recorded on January 16, 2002, under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit State of Washington.



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