



200708010009

Skagit County Auditor

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**After Recording Return To:**

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

**DEED OF TRUST**

**Trustor(s)** RAYMOND S. JOHNSON, AN UNMARRIED MAN

**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 PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 6 AND 7 IN BLOCK 5, 'FISHERS REPLAT OF BLOCK 5-6 AND PART TRACT-H MCLEANS THIRD STREET ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT

**Assessor's Property Tax Parcel or Account Number** 3722-005-007-0003/P52837

**Reference Numbers of Documents Assigned or Released**

Reference: 20071807500267



Prepared by:  
Wells Fargo Bank, N.A.  
KURT ASLAKSON  
DOCUMENT PREPARATION  
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State of Washington  
REFERENCE #: 20071807500267

Space Above This Line For Recording Data  
Account number: 651-651-1861046-1XXX

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 11, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **RAYMOND S. JOHNSON, AN UNMARRIED MAN** whose address is: **505 W BLACKBURN RD, MOUNT VERNON, WASHINGTON 98273-9501**

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): **3722-005-007-0003/P52837**  
**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 6 AND 7 IN BLOCK 5, 'FISHERS REPLAT OF BLOCK 5-6 AND PART TRACT-H MCLEANS THIRD STREET ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT**

with the address of **505 W. BLACKBURN RD, MOUNT VERNON, WASHINGTON 98273** and parcel number of **3722-005-007-0003/P52837** 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 **\$ 50,000.00** together with all interest thereby accruing, as set forth in the

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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 **JULY 11, 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 **RAYMOND S. JOHNSON** 7.12.07  
Date

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

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

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

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

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Grantor

Date

Grantor

Date

Grantor

Date

*[Large, illegible signature or scribble]*

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For An Individual Acting In His/Her Own Right:

State of Skagit @ Washington

County of Skagit

On this day personally appeared before me

Raymond S. Johnson

(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 12 day of July, 20 07.

Witness my hand and notarial seal on this the 12 day of July, 07



M-T  
Signature

Print Name: Megan T. Thomas  
Notary Public

My commission expires: January 16, 2011



**EXHIBIT A**

Reference: 20071807500267

Account: 651-651-1861046-1998

**Legal Description:**

**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 6 AND 7 IN BLOCK 5, 'FISHERS REPLAT OF BLOCK 5-6 AND PART TRACT-H MCLEANS THIRD STREET ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 100 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF LOT 7 WHICH IS 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 7; THENCE EAST TO THE POINT OF BEGINNING. TOGETHER WITH, THAT PORTION OF THE EAST 1/2 OF VACATED ALLEY ADJACENT TO LOT 7 WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. EXCEPT FROM THE ABOVE DESCRIBED TRACTS, THE SOUTH 10 FEET THEREOF CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED JULY 31, 1973, RECORDED AUGUST 14, 1973 UNDER AUDITORS FILE NO. 789369. SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: S. PTN. LOTS 6 AND 7, BLOCK 5, FISHERS REPLAT OF BLKS 5-6, MCLEANS 3RD ST. ADD. TITLE TO SAID PREMISES IS VESTED IN RAYMOND S. JOHNSON AND MARGARET R. JOHNSON, HUSBAND AND WIFE BY DEED FROM MATT S. HOCKMAN AND MARISA HOCKMAN, HUSBAND AND WIFE DATED 5/21/2001 AND RECORDED 5/29/2001 AS INSTRUMENT NO. 200105290178.**

Exhibit A, CDP.V1 07/2004



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