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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) TIM C. HERD AND SHIRLEY M. HERD, 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 PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THE NORTH 131 FEET OF THE WEST ONE-HALF OF THE EAST TWO-FIFTHS OF LOT 18, 'SEDRO ACREAGE', AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY; EXCEPT THE EAST 5 FEET THEREOF; ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES IN DOCUMENT RECORDED FEBRUARY 1, 1993 UNDER AUDITORS FILE NO. 9302010008, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: PTN. LOT 18, SEDRO ACREAGE TITLE TO SAID PREMISES IS VESTED IN TIM C. HERD AND SHIRLEY M. HERD, HUSBAND AND WIFE BY DEED FROM WENDELL SEAWRIGHT AND DEANNA SEAWRIGHT, HUSBAND AND WIFE DATED 12/12/2001 AND RECORDED 12/28/2001 AS INSTRUMENT NO. 200112280120.

Assessor's Property Tax Parcel or Account Number P77008

Reference Numbers of Documents Assigned or Released

Preference: 20071957500198



Prepared by:
Wells Fargo Bank, N.A.
HEIDI LIEBHART
DOCUMENT PREPARATION
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866-537-8489

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State of Washington
REFERENCE #: 20071957500198

Space Above This Line For Recording Data
Account number: 651-651-1893312-1XXX

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 20, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **TIM C. HERD AND SHIRLEY M. HERD, HUSBAND AND WIFE** whose address is: **513 W STATE ST, SEDRO WOOLLEY, WASHINGTON 98284-1558**

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): **P77008**
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THE NORTH 131 FEET OF THE WEST ONE-HALF OF THE EAST TWO-FIFTHS OF LOT 18, 'SEDRO ACREAGE', AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY; EXCEPT THE EAST 5 FEET THEREOF; ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES IN DOCUMENT RECORDED FEBRUARY 1, 1993 UNDER AUDITORS FILE NO. 9302010008, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: PTN. LOT 18, SEDRO ACREAGE TITLE TO SAID PREMISES IS VESTED IN TIM C. HERD AND SHIRLEY M. HERD, HUSBAND AND WIFE BY DEED FROM WENDELL SEAWRIGHT AND DEANNA SEAWRIGHT, HUSBAND AND WIFE DATED 12/12/2001 AND RECORDED 12/28/2001 AS INSTRUMENT NO. 200112280120.

with the address of **513 W. STATE ST, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P77008** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water

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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 **\$ 60,000.00** 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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **JULY 20, 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).

Tim C. Herd 7-21-07
Grantor **TIM C HERD** Date

Shirley M Herd 072107
Grantor **SHIRLEY M HERD** Date

Grantor Date

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Grantor

Date

Grantor

Date

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

Tim C. Herd + Shirley M. Herd, Husband + wife (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 21 day of July, 20 07.

Witness my hand and notarial seal on this the 21 day of July, 2007

Pamela B. Keyes
Signature

Pamela B. Keyes
Print Name:

Notary Public



My commission expires: 2/14/11

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