



200708130059

Skagit County Auditor

After Recording Return To:

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

DEED OF TRUST

Trustor(s) THOMAS J. CLEMENT, 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 REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR HEREIN: GOVERNMENT LOTS 3 AND 6, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION TAKEN BY CONDEMNATION IN CAUSE NO. 9510, IN THE SUPERIOR COURT OF SKAGIT COUNTY BY THE CITY OF SEATTLE.

Assessor's Property Tax Parcel or Account Number P111012 & P51945

Reference Numbers of Documents Assigned or Released

20071917300607



Prepared by:
Wells Fargo Bank, N.A.
WENDY EVERSOLE
DOCUMENT PREPARATION
18700 NW WALKER RD
BEAVERTON, OREGON 97006
866-537-8489

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State of Washington
REFERENCE #: 20071917300607

Space Above This Line For Recording Data
Account number: 651-651-1863364-1XXX

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 16, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **THOMAS J. CLEMENT, AN UNMARRIED MAN** whose address is: **15122 91ST NE PL, BOTHELL, WASHINGTON 98011-4560**

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): **P111012 & P51945**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR HEREIN: GOVERNMENT LOTS 3 AND 6, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION TAKEN BY CONDEMNATION IN CAUSE NO. 9510, IN THE SUPERIOR COURT OF SKAGIT COUNTY BY THE CITY OF SEATTLE.

with the address of 60793 STATE ROUTE 20, MARBLEMOUNT, WASHINGTON 98267 and parcel number of **P111012 & P51945** 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

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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 16, 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 THOMAS J CLEMENT

7/19/07
Date

Grantor _____

Date

Grantor _____

Date

Grantor _____

Date

Grantor _____

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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 WA

County of KING

On this day personally appeared before me

THOMAS J CLEMENT

(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 19th day of JULY, 20 07.

Witness my hand and notarial seal on this the 19TH day of JULY, 2007

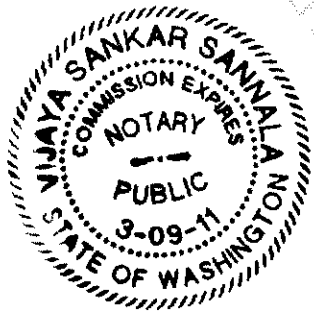
Signature

VIJAYA S SANNALA

Print Name:

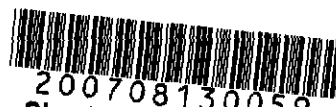
Notary Public

[NOTARIAL SEAL]



My commission expires: 03/09/2011

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