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Skagit County Auditor

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DEED OF TRUST

Trustor(s) LARRY A. SEESE, A MARRIED MAN, AS HIS SOLE AND SEPARATE
PROPERTY AND ROGER C. SEESE AND LAURIE L. SEESE, 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 4, SHORT PLAT 96-056 IN 25-36-3 EWM

Assessor's Property Tax Parcel or Account Number P109075

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
LINDA RICHARDSON
DOCUMENT PREPARATION
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State of Washington _____
REFERENCE #: 20071913363845
Space Above This Line For Recording Data _____
Account number: 650-650-6555759-0XXXX

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 23, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): LARRY A. SEESE, A MARRIED MAN, AS HIS SOLE AND SEPARATE
PROPERTY AND ROGER C. SEESE AND LARIE L. SEESE, HUSBAND
whose address is: 17695 COLONY RD, BOW, WASHINGTON 98232
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): P109075
LOT 4, SHORT PLAT 96-056 IN 25-36-3 EWM
with the address of 17695 COLONY ROAD, BOW, WASHINGTON 98232 and parcel number of P109075
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 \$ 80,000.00 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 AUGUST 20, 2017.

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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 LARRY A SEESE
Larry A Seese
Date 7-23-07

Grantor DELNA D SEESE, SIGNING AS NON VESTED SPOUSE
Delna D Seese
Date 7-23-07

Grantor ROGER C. SEESE
Roger C Seese
Date 7-23-07

Grantor LAURIE L. SEESE
Laurie Seese
Date 7-23-07

Grantor _____
Date _____

Grantor _____
Date _____

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Date

Grantor

Date

Grantor

For An Individual Acting In His/Her Own Right:

State of Washington

County of Adams

On this day personally appeared before me

Karen H. Deane, Regina H. Deane, Roger C. Deane
(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 23 day of July, 2007.

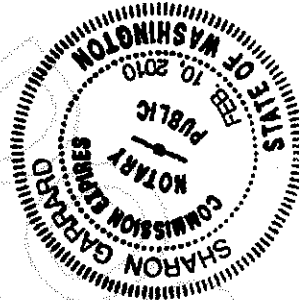
Witness my hand and notarial seal on this the 23 day of July, 2007

Signature

Sharon Garbard

Print Name:

Notary Public



My commission expires: 2-10-10



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Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR(S) THEREIN:
LOT 4 OF SHORT PLAT NO. 96-056, APPROVED JUNE 25, 1996,
RECORDED JUNE 27,
1996, IN BOOK 12 OF SHORT PLATS, PAGE 117, UNDER AUDITOR'S FILE NO. 9606270065, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST,
W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL:
LOT 4, SHORT PLAT 96-056 IN 25-36-3 EWM



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