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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) **RICHARD G. BERENDS, AS HIS SEPARATE PROPERTY AND CORINA J. BERENDS, AS NON-VESTED SPOUSE, AS 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: THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W. M. MORE LEGALLY DESCRIBED IN ATTACHED EXHIBIT A**

Assessor's Property Tax Parcel or Account Number **P33320**

Reference Numbers of Documents Assigned or Released

Reference # 20071977100701



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State of Washington
REFERENCE #: 20071977100701

Space Above This Line For Recording Data
Account number: 651-651-1904895-1XXX

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 25, 2007** and the parties are as follows:

TRUSTOR ("Grantor"): **RICHARD G. BERENDS, AS HIS SEPARATE PROPERTY AND CORINA J. BERENDS, AS NON-VESTED SPOUSE, AS HUSBAND AND WIFE** whose address is: **11421 O AVE, ANACORTES, WASHINGTON 98221-1985**

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): **P33320**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W. M. MORE LEGALLY DESCRIBED IN ATTACHED EXHIBIT A

with the address of **11421 O AVE, ANACORTES, WASHINGTON 98221** and parcel number of **P33320** 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 **\$ 75,000.00** 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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EXHIBIT A

Reference: 20071977100701

Account: 651-651-1904895-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF GOVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W. M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 11 MINUTES WEST 20.0 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS EAST 16.50 FEET TO THE INTERSECTION OF THE SOUTH LINE OF ALLEN SPRADLEY ROAD AND THE EAST LINE OF THE COUNTY ROAD NAMED AVENUE 'O' SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS EAST 91.33 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 30 SECONDS WEST 185 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS 91.33 FEET MORE OR LESS, TO THE EAST LINE OF AVENUE 'O'; THENCE NORTH 0 DEGREES 11 MINUTES EAST 185 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. ABBREVIATED LEGAL: TAX 35 PTN SE1/4 GV LT 2 BAT NW C SD SU BTH S, O-11 W 20 FT TH N 89-57-37 E 16 50E TTO INT OF S LI SPARDLEY RD TITLE TO SAID PREMISES IS VESTED IN RICHARD G. BERENDS, AS HIS SEPARATE PROPERTY BY DEED FROM LADONNA K. BERENDS, A MARRIED WOMAN DATED 12/21/1999 AND RECORDED 1/3/2000 AS INSTRUMENT NO. 200001030085.

Exhibit A, CDP.V1 07/2004



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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 25, 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 RICHARD G BERENDS

7/25/07
Date

Grantor CORINA J BERENDS

7/25/07
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 Washington

County of Skagit

On this day personally appeared before me
Richard G Berends and Corina J Berends

(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 25 day of July, 20 07.

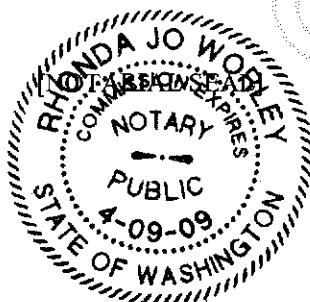
Witness my hand and notarial seal on this the 25 day of July, 2007

Rhonda Jo Worley
Signature

RHONDA JO WORLEY

Print Name:

Notary Public



My commission expires: 04-09-09



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