



200709210136

Skagit County Auditor

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**After Recording Return To:**

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P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900**

CHICAGO TITLE COMPANY  
IC43497

**DEED OF TRUST**

**Trustor(s) DAVID A. VALESON AND ROBIN M. VALESON, 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 21, PLAT OF PRESENTIN RANCH**

**Assessor's Property Tax Parcel or Account Number 4839-000-021-0000**

**Reference Numbers of Documents Assigned or Released**

**ACCOMMODATION RECORDING**

Chicago Title Company has placed  
this document for recording as a  
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Prepared by:  
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\_\_\_\_State of Washington\_\_\_\_  
REFERENCE #: 20072363670231

\_\_\_\_Space Above This Line For Recording Data\_\_\_\_  
Account number: 650-650-7114002-0XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is SEPTEMBER 20, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **DAVID A. VALESON AND ROBIN M. VALESON, HUSBAND AND WIFE**  
whose address is: **19525 62ST AVE NE, BOTHELL, WASHINGTON 98021**

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): **4839-000-021-0000**  
**LOT 21, PLAT OF PRESENTIN RANCH**

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$150,000.00 recording concurrently herewith.

with the address of 43610 SCENIC RIVER CT, CONCRETE, WASHINGTON 98237 and parcel number of 4839-000-021-0000 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 \$ 125,100.00 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

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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 **OCTOBER 04, 2022**.

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 **DAVID A VALESON**

9-20-07  
Date

  
Grantor **ROBIN M. VALESON**

9/20/07  
Date

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

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

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

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Snahumish

On this day personally appeared before me

Dana A. Valeson  
Robin M. Valeson (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 20th day of September, 2007.

Witness my hand and notarial seal on this the 20th day of September, 2007

Christina C. Edgelom  
Signature

[NOTARIAL SEAL]

CHRISTINA C. EDGELOM  
Print Name: Notary Public

My commission expires: 07/29/08

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