



200710180056

Skagit County Auditor

After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-013
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LAND TITLE OF SKAGIT COUNTY

125584-S

DEED OF TRUST

Trustor(s) PAUL M. OSTRUM, A SINGLE PERSON

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 244, SKAGIT HIGHLANDS DIV. V (PHASE 1)

Assessor's Property Tax Parcel or Account Number 4915-000-024-0000

Reference Numbers of Documents Assigned or Released

This Deed of Trust is second and subordinate to the Deed of Trust recorded 10-18-07 under Auditor's File No. 200710180055.



Prepared by:
Wells Fargo Bank, N.A.
SHANNON HOFFMAN
DOCUMENT PREPARATION
526 CHAPEL HILL DR
COLORADO SPRINGS, COLORADO 80920
425-455-6181

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State of Washington
REFERENCE #: 20072494900417

Space Above This Line For Recording Data
Account number: 650-650-7328776-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **OCTOBER 15, 2007** and the parties are as follows:
TRUSTOR ("Grantor"): **PAUL M. OSTRUM, A SINGLE PERSON** whose address is: **914 E CASINO RD, EVERETT, WASHINGTON 98203-0000**

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): **4915-000-024-0000**
LOT 244, SKAGIT HIGHLANDS DIV. V (PHASE 1)

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$184,311.00 recording concurrently herewith.

with the address of **5335 TIMBERRIDGE DRIVE, MOUNT VERNON, WASHINGTON 98273-0000** and parcel number of **4915-000-024-0000** 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 **\$ 46,077.00** 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 20, 2017**.

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).

Paul M. Ostrum 10-16-07
Grantor **PAUL M. OSTRUM** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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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 Skagit

On this day personally appeared before me

Paul W. Estrin

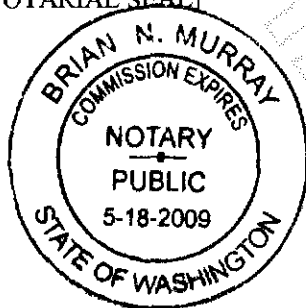
(here insert the name of grantor or

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 16 day of October, 2007

Witness my hand and notarial seal on this the 16 day of October, 2007

Brian N. Murray
Signature

[NOTARIAL SEAL]



Brian N. Murray
Print Name:

Notary Public

My commission expires: 5-18-2009

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Schedule "A-1"

125584-S

DESCRIPTION:

Lot 244, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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