



200710250021

Skagit County Auditor

10/25/2007 Page

1 of

5 10:01AM

After Recording Return To:

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Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) SCOTT D. NIEMANN AND CATHERINE F. NIEMANN, 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 REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 6, EAGLEMONT PHASE 1E, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L6 EAGLEMONT PH 1E P10-30-2000 FILE 200010300157 SKAGIT CO., WA.

Assessor's Property Tax Parcel or Account Number P117425

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
ELIZABETH BIERMAN
DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20072645900057

Space Above This Line For Recording Data
Account number: 650-650-7245004-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is SEPTEMBER 28, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **SCOTT D. NIEMANN AND CATHERINE F. NIEMANN, HUSBAND AND WIFE** whose address is: **1500 EAGLEMONT PL, MOUNT VERNON, WASHINGTON 98274**

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): **P117425**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 6, EAGLEMONT PHASE 1E, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L6 EAGLEMONT PH 1E P10-30-2000 FILE 200010300157 SKAGIT CO., WA.

with the address of **1500 EAGLEMONT PLACE, MOUNT VERNON, WASHINGTON 98274** and parcel number of **P117425** 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 **\$ 50,000.00** 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

WADEED - short (06/2002) CDPv.1



200710250021
Skagit County Auditor

2/5

1:48

10/25/2007 Page

2 of

5 10:01AM

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 **OCTOBER 28, 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 SCOTT D NIEMANN

10/1/07
Date

Grantor CATHERINE F NIEMANN

10/1/07
Date

Grantor _____

Date

Grantor _____

Date

Grantor _____

Date

WADEED - short (06/2002) CDPv.1



200710250021
Skagit County Auditor

10/25/2007 Page

3 of

5 10:01AM

Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



200710250021
Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

CATHERINE F NIEMANN AND SCOTT D NIEMANN

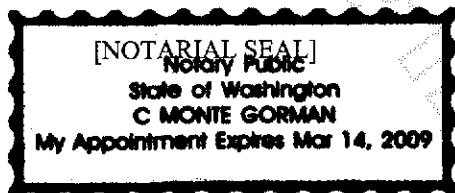
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15 day of OCTOBER, 2007.

Witness my hand and notarial seal on this the 15 day of OCTOBER 2007

C. Monte Gorman
Signature

C. MONTE GORMAN
Print Name:

Notary Public



My commission expires: 14 MARCH 09

WADEED - short (06/2002) CDPv.1



200710250021

Skagit County Auditor

10/25/2007 Page

5 of

5 10:01AM