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Skagit County Auditor

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After Recording Return To:

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DEED OF TRUST

**Trustor(s) BRANDON JENKINS AND KATIE M. JENKINS, HUSBAND AND WIFE, WHO ACQUIRED
TITLE AS, BRANDON B. JENKINS AND KATIE M. JENKINS, 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 13 AND THE WEST 10.00 FEET OF LOT 12, BLOCK 45, "FIRST ADDITION TO
THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN
VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Assessor's Property Tax Parcel or Account Number P75853

Reference Numbers of Documents Assigned or Released

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Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20072827500453

Space Above This Line For Recording Data
Account number: 651-651-2129377-0XXX

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"): **BRANDON JENKINS AND KATIE M. JENKINS, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, BRANDON B. JENKINS AND KATIE M. JENKINS, HUSBAND AND WIFE** whose address is: **530 TALCOTT ST, SEDRO WOOLLEY, WASHINGTON 98284-1648**

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): **P75853**
LOT 13 AND THE WEST 10.00 FEET OF LOT 12, BLOCK 45, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

with the address of **530 TALCOTT ST, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P75853** 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 **\$ 45,000.00** 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

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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 25, 2037**.


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.

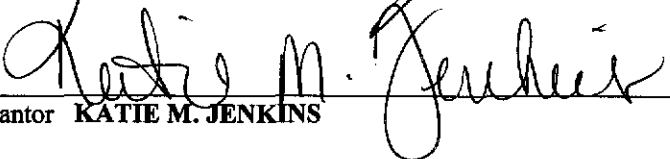
N/A Third Party Rider

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 **BRANDON B JENKINS** 10/15/07
Date


Grantor **KATIE M. JENKINS** 10/15/07
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

Branden B. + Katie M. Jenkins
husband + wife (here insert the name of grantor or

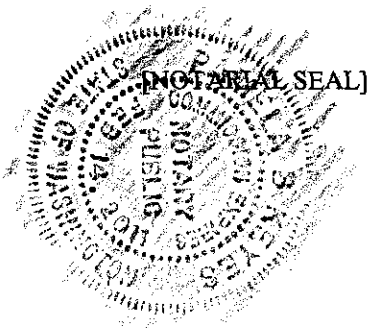
grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand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

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

Pamela B. Keyes
Signature

Pamela B. Keyes
Print Name:

Notary Public



My commission expires: 2/14/11



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