



200801150049

Skagit County Auditor

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Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) EDWARD E. BELL AND CASSIE BELL, 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 CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 134, SHORT PLAT NO. MV-22-77, APPROVED DECEMBER 23, 1977, AND RECORDED JANUARY 30, 1978, UNDER AUDITOR'S FILE NO. 872905, IN VOLUME 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: TR 134 MV SP 22-77 IN 15-34-4 E WM

Assessor's Property Tax Parcel or Account Number P24877

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
CHERYL SHREEVE
DOCUMENT PREPARATION
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State of Washington
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Space Above This Line For Recording Data
Account number: 650-650-7809866-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **DECEMBER 24, 2007** and the parties are as follows:
TRUSTOR ("Grantor"): **EDWARD E. BELL AND CASSIE BELL, HUSBAND AND WIFE** whose address is: **1004 WAUGH RD, MOUNT VERNON, WASHINGTON 98273**

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): **P24877**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT 134, SHORT PLAT NO. MV-22-77, APPROVED DECEMBER 23, 1977, AND RECORDED JANUARY 30, 1978, UNDER AUDITOR'S FILE NO. 872905, IN VOLUME 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: TR 134 MV SP 22-77 IN 15-34-4 E WM

with the address of **1004 N WAUGH RD, MOUNT VERNON, WASHINGTON 98273** and parcel number of **P24877** 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.

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3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 30,000.00 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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is DECEMBER 22, 2012.
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 EDWARD E BELL

12/24/2007
Date

Grantor CASSIE BELL

12/24/07
Date

Grantor _____

_____ Date

Grantor _____



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Grantor

Date

Grantor

Date

Grantor

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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

EDWARD E BELL AND CASSIE BELL

(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 24th day of December, 20 07.

Witness my hand and notarial seal on this the 24th day of December 2007

Signature [Signature]



Print Name: MEGAN THOMAS
Notary Public

My commission expires 01/16/2011



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