



200802190151

Skagit County Auditor

2/19/2008 Page 1 of 8 11:27AM

After Recording Return To:

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Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) BIJAN Y. ESFANDIARY AND DEBBIE L. ESFANDIARY, 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 LT 27 & 1/2 INT. IN ACCESS TR. TO LTS 26-27 EAGLEMONT PH 1A, 15 MAPS 130-146 SAGIT. CO. WA

Assessor's Property Tax Parcel or Account Number P104294

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 01-30-2008, 16:17:25

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Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20080227200030

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Account number: 651-651-2344109-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is FEBRUARY 06, 2008 and the parties are as follows:
TRUSTOR ("Grantor"): **BIJAN Y. ESFANDIARY AND DEBBIE L. ESFANDIARY, HUSBAND AND WIFE** whose address is: **4300 LANDMARK DR, MOUNT VERNON, WASHINGTON 98274-8732**

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): **P104294**
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WA, COUNTY OF SKAGIT, CITY OF MOUNT VERNON AND DESCRIBED AS FOLLOWS: LOT 27 AND AN UNDIVIDED ONE-HALF INTEREST IN THE ACCESS TRACT TO LOTS 26 AND 27, EAGLEMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL PROVIDED AS A COURTESY LT 27 & 1/2 INT. IN ACCESS TR. TO LTS 26-27 EAGLEMONT PH 1A, 15 MAPS 130-146 SAGIT, CO. WA

with the address of **4300 LANDMARK DR, MOUNT VERNON, WASHINGTON 98274** and parcel number of **P104294** 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 **\$ 58,000.00** together with all interest thereby accruing, as set forth in the

WADEED - short (06/2002) CDPv.1



200802190151
Skagit County Auditor

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 **MARCH 06, 2048**.

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

see ATTACHED

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 **BIJAN Y. ESFANDIARY** _____ Date

Grantor **DEBBIE L. ESFANDIARY** _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

WADEED - short (06/2002) CDPv.1



200802190151
Skagit County Auditor

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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).

Bijan Y. Esfandiary 2-7-08
Grantor **BIJAN Y. ESFANDIARY** Date

Debbie L. Esfandiary 02.07.08
Grantor **DEBBIE L. ESFANDIARY** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200802190151
Skagit County Auditor

3/5

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Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200802190151
Skagit County Auditor

2/19/2008 Page

5 of

6 11:27AM

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

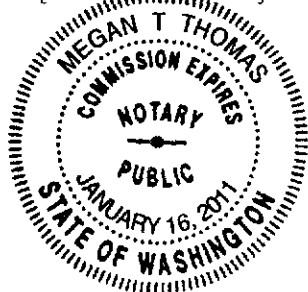
BIJAN Y. ESFANDIARY AND DEBBIE L. ESFANDIARY
(here insert the name of grantor or

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 7th day of February, 20 08.

Witness my hand and notarial seal on this the 7th day of February, 2008

M-T
Signature

[NOTARIAL SEAL]



Print Name: MEGAN THOMAS
Notary Public

My commission expires: 01/16/2011

WADEED - short (06/2002) CDPv.1



200802190151
Skagit County Auditor