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1 of

8 10:04AM

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Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) STEVEN J. CHANEY, AN UNMARRIED MAN

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 71, "SKYLINE NO. 16"

Assessor's Property Tax Parcel or Account Number P77880

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 01-31-2008, 11:26:30

Prepared by:  
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State of Washington  
REFERENCE #: 20080233309428

Space Above This Line For Recording Data  
Account number: 650-650-7983646-1XXX

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JANUARY 31, 2008 and the parties are as follows:  
TRUSTOR ("Grantor"): **STEVEN J. CHANEY, AN UNMARRIED MAN** whose address is: **6127 PARKSIDE DR, ANACORTES, WASHINGTON 98221**

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): **P77880**

with the address of 6127 PARKSIDE DRIVE, ANACORTES, WASHINGTON 98221 and parcel number of P77880 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 **\$ 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 FEBRUARY 29, 2048.

WADEED - short (06/2002) CDPv.1



200802220032

Skagit County Auditor

2/22/2008 Page

2 of

8 10:04AM

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

Other: Home Asset Management Account Rider

**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 STEVEN J CHANEY

1/31/08  
Date

Grantor \_\_\_\_\_

\_\_\_\_\_ Date

Grantor \_\_\_\_\_

\_\_\_\_\_ Date

Grantor \_\_\_\_\_

\_\_\_\_\_ Date

Grantor \_\_\_\_\_

\_\_\_\_\_ Date

Grantor \_\_\_\_\_



200802220032  
Skagit County Auditor

2/22/2008 Page 3 of 8 10:04AM

WADEED - short (06/2002) CDPv.1



3/5

Documents Processed 01-31-2008, 11:26:30

Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT



200802220032  
Skagit County Auditor

2/22/2008 Page

4 of

8 10:04AM

WADEED - short (06/2002) CDPv.1



4/5

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me  
STEVEN J. CHANEY

(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 31st day of JANUARY, 20 08.

Witness my hand and notarial seal on this the 31st day of JANUARY, 2008  
Irene P. Abercrombie  
Signature

Irene P. Abercrombie  
Print Name: \_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]



My commission expires: 4-5-2010



200802220032  
Skagit County Auditor

2/22/2008 Page 5 of 8 10:04AM



Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 71, "SKYLINE NO. 16", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.



200802220032

Skagit County Auditor

2/22/2008 Page

6 of

8 10:04AM

**HOME ASSET MANAGEMENT<sup>SM</sup> ACCOUNT RIDER TO MORTGAGE/DEED OF TRUST**

Reference: 20080233309428

This Home Asset Management<sup>SM</sup> Account Rider is dated **01-31-2008** and is an amendment to the Mortgage or Deed of Trust ("Mortgage") of the same day given by the undersigned,

STEVEN J. CHANEY, AN UNMARRIED MAN

(hereinafter "Mortgagor") to secure the borrower's *Wells Fargo Home Equity Account* with Wells Fargo Bank, N.A. ("Lender") covering the property more particularly described in the Mortgage (the "Property").

In addition to the covenants and agreements made in the Mortgage, Mortgagor and Lender further covenant and agree as follows:

1. The word "Note", as used in the Mortgage and this Rider, refers to the *Wells Fargo Home Equity Account* and Home Asset Management<sup>SM</sup> Account Addendum to *Wells Fargo Home Equity Account*.

2. Despite any language to the contrary in the Mortgage, Mortgagor covenants that the Property is unencumbered, except for a first lien purchase money or refinance of purchase money encumbrance in the name of Wells Fargo Bank, N.A., its affiliates, successors or assignees.

3. Paragraph numbers 4 of the Mortgage, which is captioned SECURED DEBT AND FUTURE ADVANCES is hereby deleted in its entirety and replaced by the following paragraph: SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of the promissory note, revolving line of credit agreement, contract, guaranty, or other evidence of debt of same date together with all amendments, extensions, modifications or renewals. The maturity date of the Secured Debt is **02-29-2048**.

B. All future advances from Lender to the borrower under such evidence of debt, whether obligatory or discretionary. All obligatory future advances and advances to cure breeches of covenants contained in the Mortgage are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances which exceed **30,000.00**.

C. All sums advanced and expenses incurred by Lender for insuring, preserving, or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

D. The terms and conditions of the Note referenced in A above include, but are not limited to, a 10 year period for advances under a revolving line of credit. Except if this Note is secured by property located in the state of Tennessee, the parties have agreed that subject to certain qualifying conditions the Lender may extend the period for advances for another 10 years for a total of 20 years. Nothing in this Security Instrument shall constitute a commitment to extend the period for advances beyond the initial 10 year period.

E. Borrower(s) and the Lender have agreed that subject to the satisfaction of certain qualifying conditions, the Credit Line Limit in the Note may be increased quarterly and/or annually. One of those conditions, *inter alia*, is the borrower's maintenance of a first mortgage loan on the Property with Wells Fargo Bank, N.A., or one of its affiliates. All such increases, if any, shall increase the amount of the Maximum Obligation Limit disclosed in Paragraph 4 (if the Mortgage is in Virginia the "total


WF HASSETRIDER, CDP.V2 (8/11/07)

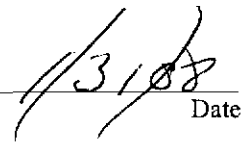


200802220032  
Skagit County Auditor

principal indebtedness" in the 3<sup>rd</sup> recital) and the current Credit Line Limit described in Section 3 hereinabove in the same amount(s).

4. Any Paragraph which is captioned in the Mortgage, **ESCROW FOR TAXES AND INSURANCE**, is hereby deleted in its entirety and replaced with the following: Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes, insurance and other assessments in Escrow.

  
STEVEN J CHANEY

  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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200802220032

Skagit County Auditor

2/22/2008 Page

8 of

8 10:04AM

