



200802250096

Skagit County Auditor

2/25/2008 Page 1 of 6 9:50AM

After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) MATTHEW J. STEVENSON, A SINGLE PERSON

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 43, ISLAND VIEW PARK, PLAT V7, P38, DOC 200412160082

Assessor's Property Tax Parcel or Account Number P57572

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 01-28-2008, 16:13:02

Prepared by:  
Wells Fargo Bank, N.A.  
DANI SHOCKEY  
DOCUMENT PREPARATION  
11601 N. BLACK CANYON HWYWAY  
PHOENIX, ARIZONA 85029  
866-452-3913

After recording, return to  
Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900

State of Washington  
REFERENCE #: 20080023306458

Space Above This Line For Recording Data  
Account number: 650-650-7975535-1XXX

## 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 30, 2008 and the parties are as follows:  
TRUSTOR ("Grantor"): **MATTHEW J. STEVENSON, A SINGLE PERSON** whose address is: **12242 SALTY LN, 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): **P57572**  
**LOT 43, ISLAND VIEW PARK, PLAT V7, P38, DOC 200412160082**

with the address of 1919 22ND STREET, ANACORTES, WASHINGTON 98221 and parcel number of P57572 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 \$ 32,500.00 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



200802250096  
Skagit County Auditor

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).

Matthew J. Stevenson  
Grantor **MATTHEW J STEVENSON**

1-31-08  
Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date



200802250096  
Skagit County Auditor

2/25/2008 Page 3 of 6 9:50AM

WADEED - short (06/2002) CDPv.1



3/5

Documents Processed 01-28-2008, 16:13:02

Grantor

Date

Grantor

Date

WADEED -- short (06/2002) CDPv.1



200802250096  
Skagit County Auditor

2/25/2008 Page 4 of 6 9:50AM

4/5

Documents Processed 01-28-2008, 16:13:02

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me

MATTHEW J. STEVENSON

(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, 2008.

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



200802250096  
Skagit County Auditor

2/25/2008 Page

5 of

6 9:50AM

WADEED - short (06/2002) CDPv.1



5/5

Documents Processed 01-28-2008, 16:13:02

## EXHIBIT A

Reference: 20080023306458

Account: 650-650-7975535-1998

### Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 43, PLAT OF ISLAND VIEW PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 43, ISLAND VIEW PARK, PLAT V7, P38, DOC 200412160082



200802250096  
Skagit County Auditor

2/25/2008 Page 6 of 6 9:50AM

Exhibit A, CDP.V1 07/2004



1/1

Documents Processed 02-07-2008, 16:52:42