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**DEED OF TRUST**

**Trustor(s)** Steven B. Magner and Tina C. Magner, 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 17, PTN OF LT 16, BLK 77, FIRST ADD. VOL 3, PG 29, SKAGIT CO., WA.

**Assessor's Property Tax Parcel or Account Number** P112360

**Reference Numbers of Documents Assigned or Released**



Prepared by:  
Wells Fargo Bank, N.A.  
DANIEL SEMPLE  
DOCUMENT PREPARATION  
ONE HOME CAMPUS, MAC X2303-01C  
DES MOINES, IOWA 50328-0001  
866-537-8489

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State of Washington  
REFERENCE #: 20080247100406

Space Above This Line For Recording Data  
Account number: 651-651-2355238-1XXX

## 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 04, 2008** and the parties are as follows:  
TRUSTOR ("Grantor"): **Steven B. Magner and Tina C. Magner, husband and wife whose address is: 938 ALEXANDER ST, SEDRO WOOLLEY, WASHINGTON 98284-1918**

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): **P112360**  
**LT 17, PTN OF LT 16, BLK 77, FIRST ADD. VOL 3, PG 29, SKAGIT CO., WA.**

with the address of **938 ALEXANDER ST, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P112360** 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 **\$ 100,000.00** 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 **MARCH 04, 2048**.

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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 **TINA C MAGNER**

2-4-08  
Date

  
Grantor **STEVEN B MAGNER**

2-4-08  
Date

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

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

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

\_\_\_\_\_  
Grantor



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Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT



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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

TINA C MAGNER & steven B MAGNER

(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 4 day of Feb, 2008.

Witness my hand and notarial seal on this the 4 day of

Anissa C Hall  
Signature

[NOTARIAL SEAL]

Print Name: Anissa C Hall

Notary Public

My commission expires: Sept. 28 2010



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## EXHIBIT A

Reference: 20080247100406

Account: 651-651-2355238-1998

### Legal Description:

The land referred to herein is situated in the State of WA, County of SKAGIT, City of SEDRO WOOLLEY and described as follows: Lot 17, and the West 36.57 feet of Lot 16, Block 77, First Addition to the Town of Sedro, according to the plat thereof, recorded in Volume 3 of Plats, Page 29, records of Skagit COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.



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Exhibit A, CDP.V1 07/2004



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