



200803170142

Skagit County Auditor

3/17/2008 Page

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6 11:29AM

When recorded mail to:
First American Title Insurance
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
ATTN: RELS

DEED OF TRUST

14295769

Trustor(s) DEBRA L. MUSTAPPA AND ROBERT J. MUSTAPPA, WIFE AND HUSBAND

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 SOUTH 1/2 OF LOT 1 AND ALL OF LOT 2, BLOCK 3, "LIND'S ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. FOR INFORMATION ONLY: LOT(S) SOUTH 1/2 1 AND 2 BLOCK 3 LIND'S ADDITION TO MOUNT VERNON VOLUME 6 PAGE(S) 41

Assessor's Property Tax Parcel or Account Number: P53393

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
WENDY BUROW
DOCUMENT PREPARATION
1 HOME CAMPUS X2303-04U
DES MOINES, IOWA 50328
800-811-7133

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

State of Washington
REFERENCE #: 20080241752160

Space Above This Line For Recording Data
Account number: 650-650-8073603-1XXX

14295769

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 25, 2008** and the parties are as follows:
TRUSTOR ("Grantor"): **DEBRA L. MUSTAPPA AND ROBERT J. MUSTAPPA, WIFE AND HUSBAND** whose address is: **1610 S 7TH ST, MOUNT VERNON, WASHINGTON 98273-0000**

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):
THE SOUTH 1/2 OF LOT 1 AND ALL OF LOT 2, BLOCK 3, "LIND'S ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. FOR INFORMATION ONLY: LOT(S) SOUTH 1/2 1 AND 2 BLOCK 3 LIND'S ADDITION TO MOUNT VERNON VOLUME 6 PAGE(S) 41

with the address of **1610 SOUTH 7TH STREET, MOUNT VERNON, WASHINGTON 98273-0000** and parcel number of _____ 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 **\$ 50,000.00** 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **MARCH 25, 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

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).

Debra L. Mustappa 2/25/08
Grantor **DEBRA L MUSTAPPA** Date

Robert J. Mustappa 2/25/08
Grantor **ROBERT J MUSTAPPA** Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

Grantor

Date

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Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

DEBRA & ROBERT MESTAPPA, WIFE and HUSBAND
(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 25th day of FEBRUARY, 20 08

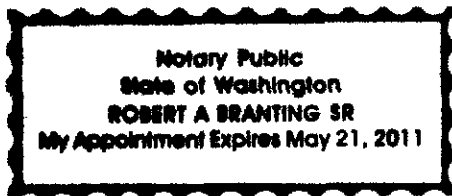
Witness my hand and notarial seal on this the 25th day of FEBRUARY, 2008.

Robert A. Branting Sr. Notary Public
Signature

[NOTARIAL SEAL]

ROBERT A. BRANTING, SR.
Print Name:

Notary Public



My commission expires: 5/21/2011

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Exhibit "A"

The land referred to in this policy is situated in the **STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF MOUNT VERNON**, and described as follows:

THE SOUTH 1/2 OF LOT 1 AND ALL OF LOT 2, BLOCK 3, "LIND'S ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

FOR INFORMATION ONLY:

LOT(S) SOUTH 1/2 1 AND 2 BLOCK 3 LIND'S ADDITION TO MOUNT VERNON VOLUME 6 PAGE(S) 41

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