



200804080013

Skagit County Auditor

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## DEED OF TRUST

Trustor(s) ROBERT J. KLEM AND M. DIANNE KLEM, 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 SEE ATTACHED EXHIBIT A ABBREVIATED LEGAL DESCRIPTION: LT C-1, SCSP #111-79; BEING A PTN OF TRACT C, HOLIDAY HIDEAWAY NO. 1

Assessor's Property Tax Parcel or Account Number P66106

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



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Documents Processed 03-11-2008, 11:27:18

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State of Washington  
REFERENCE #: 20080437100323

Space Above This Line For Recording Data  
Account number: 650-650-8161861-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MARCH 11, 2008 and the parties are as follows:  
TRUSTOR ("Grantor"): **ROBERT J. KLEM AND M. DIANNE KLEM, HUSBAND AND WIFE** whose address is: **4729 BRIDGEPORT PL, MUKILTEO, WASHINGTON 98275-6008**

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): **P66106**  
**SEE ATTACHED EXHIBIT A ABBREVIATED LEGAL DESCRIPTION: LT C-1, SCSP #111-79;**  
**BEING A PTN OF TRACT C, HOLIDAY HIDEAWAY NO. 1**

with the address of 7630 CYPRESS WAY, ANACORTES, WASHINGTON 98221 and parcel number of P66106 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 \$ 150,000.00 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 **not later than seven (7) calendar days after April 11, 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).

 3/11/08  
Grantor ROBERT L. KLEM Date

 3/11/08  
Grantor M. DIANNE KLEM Date

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SNOHOMISH

On this day personally appeared before me

ROBERT J KLEM AND <sup>M.</sup> DIANNE KLEM

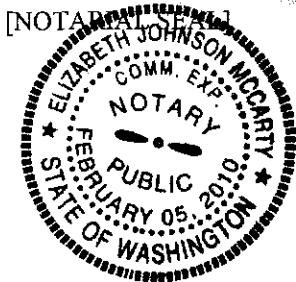
(here insert the name of grantor or

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 11 day of MARCH, 2008.

Witness my hand and notarial seal on this the 11 day of MARCH, 2008

*Elizabeth Johnson McCarty*  
Signature

Elizabeth Johnson McCarty



Print Name: \_\_\_\_\_

Notary Public

My commission expires: 2-5-2010

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Skagit County Auditor

## EXHIBIT A

Reference: 20080437100323

Account: 650-650-8161861-1998

### Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT C-1 SKAGIT COUNTY SHORT PLAT NO. 111-79, AS APPROVED NOVEMBER 10, 1979, AND RECORDED NOVEMBER 21, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 218, UNDER AUDITOR'S FILE NO. 7911210038, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT C, PLAT OF HOLIDAY HIDEAWAY NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LT C-1, SCSP #111-79; BEING A PTN OF TRACT C, HOLIDAY HIDEAWAY NO. 1

Exhibit A, CDP.V1 07/2004



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