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Skagit County Auditor

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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) Jesus A. Reynoso and Alicia H. Reynoso, 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 PTN NW 1/4, SE 1/4, SEC. 29, T34N, R4E, W.M. SKAGIT CO., WA MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT

Assessor's Property Tax Parcel or Account Number P115467

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
KEN PEARSON
DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20080307400141

Space Above This Line For Recording Data
Account number: 651-651-2426419-1XXX

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 14, 2008 and the parties are as follows:
TRUSTOR ("Grantor"): **Jesus A. Reynoso and Alicia H. Reynoso, Husband and Wife** whose address is:
1920 CLEVELAND AVE, MOUNT VERNON, WASHINGTON 98273-5219

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): P115467
PTN NW 1/4, SE 1/4, SEC. 29, T34N, R4E, W.M. SKAGIT CO., WA MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT

with the address of 1724 EAST BLACKBURN ROAD, MOUNT VERNON, WASHINGTON 98274 and parcel number of P115467 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 \$ 53,400.00 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 14, 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).

Jesús A. Reynoso 03-14-08
Grantor JESUS A REYNOSO Date

Alicia H. Reynoso 03-14-08
Grantor ALICIA H REYNOSO 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

Jesus A Reynoso and Alicia H Reynoso
(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 14 day of March, 2008.

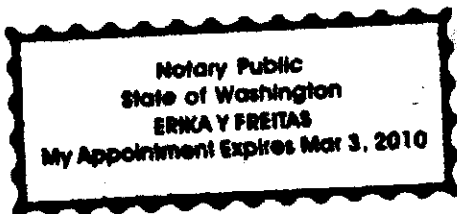
Witness my hand and notarial seal on this the 14 day of March, 2008

Signature

Erika Y Freitas

[NOTARIAL SEAL]

Print Name: Erika Y Freitas
Notary Public



My commission expires: 03-03-2010

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EXHIBIT A

Reference: 20080307400141

Account: 651-651-2426419-1998

Legal Description:

The land referred to herein is situated in the State of WA, County of SKAGIT, City of MOUNT VERNON and described as follows: That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., more particularly described as follows: Beginning at the intersection of the centerline of the County Road (Blackburn Road) along the North line of said Northwest 1/4 of the Southeast 1/4 and the East line of said subdivision; thence South 0 deg 2 27 min 21 sec West along the East line of said subdivision 30 feet to the South line of the County Road; thence North 89 deg 40 min 53 sec West along the South line of the County Road 25.00 feet to the true point of beginning; thence continuing North 89 deg 40 min 53 sec West along the South line of said County Road 71.00 feet; thence South 0 deg 27 min 21 sec West parallel to the East line of said subdivision 140.37 feet; thence South 89 deg 40 min 53 sec East, 49.90 feet; thence North 23 deg 08 min 12 sec East, 25.65 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 145.00 feet through a central angle of 22 deg 40 min 53 sec and an arc distance of 57.41 feet to a point of tangency; thence along said tangent North 0 deg 27 min 21 sec East, 60.84 feet to the point of curvature. ___ Abbreviated Legal provided as a courtesy ___ Ptn NW 1/4, SE 1/4, Sec. 29, T34N, R4E, W.M. Skagit Co., WA

Exhibit A, CDP.V1 07/2004



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