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Skagit County Auditor

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5/7/2007 Page 1 of 5 9:51AM

DEED OF TRUST

Trustor(s) GAUDENCIO J. RONCES AND JOSEFINA RONCES, 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 THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: LOT 12, PLAT OF BAKERVIEW WEST, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 12, BAKERVIEW WEST, VOL 17, PG 13-16.

Assessor's Property Tax Parcel or Account Number P113626

Reference Numbers of Documents Assigned or Released

Reference: 20070977100130

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1/5

Documents Processed 04-11-2007, 14:23:36

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State of Washington
REFERENCE #: 20070977100130

Space Above This Line For Recording Data
Account number: 651-651-1503978-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **APRIL 11, 2007** and the parties are as follows:
TRUSTOR ("Grantor"): **GAUDENCIO J. RONCES AND JOSEFINA RONCES, HUSBAND AND WIFE** whose address is: **2911 DAVID PL, MOUNT VERNON, WASHINGTON 98273-5787**

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): **P113626**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: LOT 12, PLAT OF BAKERVIEW WEST, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 12, BAKERVIEW WEST, VOL 17, PG 13-16.

with the address of **2911 DAVID PL, MOUNT VERNON, WASHINGTON 98273** and parcel number of **P113626** 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 **\$ 10,000.00** 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

WADEED - short (06/2002) CDPv.1



200705070085
Skagit County Auditor

2/5

4:23:36

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is APRIL 11, 2032.

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).

Gaudencio J. Ronces 04-13-07
Grantor GAUDENCIO J RONCES Date

Josefina Ronces 04-13-07
Grantor JOSEFINA RONCES Date

Grantor Date

Grantor Date

Grantor Date

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200705070085
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Grantor

Date

Grantor

Date

Grantor

Date

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200705070085
Skagit County Auditor

5

6

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SKAGIT

On this day personally appeared before me

GAUDENCIO J RONCES AND JOSEFINA RONCES (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 13th day of APRIL, 2007

Witness my hand and notarial seal on this the 13th day of APRIL, 07



Signature Ry Samant

Print Name: R Y SAMANT
Notary Public

My commission expires: DEC 19, 2009

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