



200705070086  
Skagit County Auditor

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Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) ELAINE AHRNSBRAK, A MARRIED WOMAN AND JOHN AHRNSBRAK, AS NON-VESTED SPOUSE, 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 EAST 40.41 OF LOT 1, TOGETHER WITH THE EAST 40.41 FEET OF LOT 2, ALL IN BLOCK 10 OF REPLAT OF JUNCTION ADDITION TO SEDRO AS RECORDED IN VOLUME 3 OF PLAT AT PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. CONTAINING 2,425 SQUAR FEET. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: JUNCTION TO SEDRO, BLOCK 10, LOT 1 AND 2, ACRES 0.11, EXCEPT THE EAST 40.41 FEET THEREOF TITLE TO SAID PREMISES IS VESTED IN ELAINE AHRNSBRAK BY DEED FROM ELAINE AHRNSBRAK DATED 7/9/2003 AND RECORDED 7/15/2003 AS INSTRUMENT NO. 200307150172.

Assessor's Property Tax Parcel or Account Number P76617

Reference Numbers of Documents Assigned or Released

Reference: 20071007500334

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State of Washington  
REFERENCE #: 20071007500334

Space Above This Line For Recording Data  
Account number: 651-651-1511336-1XXX

**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 12, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **ELAINE AHRNSBRAK, A MARRIED WOMAN AND JOHN AHRNSBRAK, AS NON-VESTED SPOUSE, WIFE AND HUSBAND** whose address is: **703 PUGET AVE, SEDRO WOOLLEY, WASHINGTON 98284-1139**

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): **P76617**  
**THE EAST 40.41 OF LOT 1, TOGETHER WITH THE EAST 40.41 FEET OF LOT 2, ALL IN BLOCK 10 OF REPLAT OF JUNCTION ADDITION TO SEDRO AS RECORDED IN VOLUME 3 OF PLAT AT PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. CONTAINING 2,425 SQUAR FEET. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: JUNCTION TO SEDRO, BLOCK 10, LOT 1 AND 2, ACRES 0.11, EXCEPT THE EAST 40.41 FEET THEREOF TITLE TO SAID PREMISES IS VESTED IN ELAINE AHRNSBRAK BY DEED FROM ELAINE AHRNSBRAK DATED 7/9/2003 AND RECORDED 7/15/2003 AS INSTRUMENT NO. 200307150172.**

with the address of **703 PUGET AVE, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P76617** 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.

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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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **APRIL 12, 2047**.
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).

*Elaine Ahrnsbrak*

Grantor **ELAINE AHRNSBRAK**

*4-13-07*

Date

*John Ahrnsbrak*

Grantor **JOHN AHRNSBRAK**

*4/13/07*

Date

Grantor

Date

Grantor

Date

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Grantor

Date

Grantor

Date

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

Eiane Amisback and John A Hensback  
(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 13 day of April, 2007.

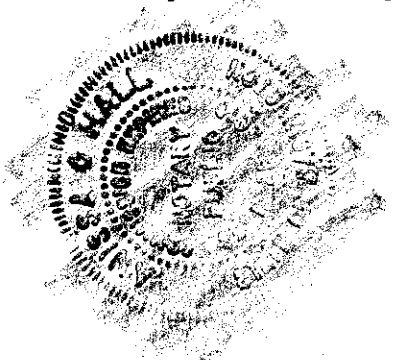
Witness my hand and notarial seal on this the 13 day of April, 2007

[Signature]  
Signature

Amissa C Hall  
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: Sept. 28, 2010



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