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200705210064
Skagit County Auditor

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DEED OF TRUST

Trustor(s) ROBERT WILLIAM PEDERSEN

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 STOFFERS ADDITION TO SINCLAIR ISLAND LOT 6 SITUATED IN SKAGIT COUNTY, WASHINGTON. MORE PARTICULARLY DESCRIBED:

Assessor's Property Tax Parcel or Account Number 4022-000-006-0000

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20070753323292

Space Above This Line For Recording Data
Account number: 650-650-5544382-1XXX

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 27, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **ROBERT WILLIAM PEDERSEN** whose address is: **NHN JACKSON RD, ANACORTES, WASHINGTON 98221**

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): **4022-000-006-0000**
STOFFERS ADDITION TO SINCLAIR ISLAND LOT 6 SITUATED IN SKAGIT COUNTY, WASHINGTON. MORE PARTICULARLY DESCRIBED:

with the address of NHN JACKSON RD, ANACORTES, WASHINGTON 98221 and parcel number of 4022-000-006-0000 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 APRIL 27, 2047.

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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).

Robert W. Pedersen 4/27/07
Grantor **ROBERT W PEDERSEN** Date

Patricia Pedersen 4-27-07
Grantor **PATRICIA PEDERSEN, SIGNING AS NON VESTED SPOUSE** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me

ROBERT W PEDERSEN AND PATRICIA PEDERSEN

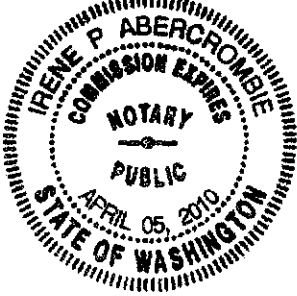
(here insert the name of grantor or

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 27th day of APRIL, 2007.

Witness my hand and notarial seal on this the 27th day of APRIL, 2007

Irene P. Abercrombie
Signature

[NOTARIAL SEAL]



IRENE P. ABERCROMBIE
Print Name: _____
Notary Public

My commission expires: 4-5-2010

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EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: TRACT 6, 'STOFFERS ADDITION', AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF, IF ANY LYING BEYOND THE LINE OF ORDINARY HIGH TIDE. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: STOFFERS ADDITION TO SINCLAIR ISLAND LOT 6 SITUATED IN SKAGIT COUNTY, WASHINGTON TITLE TO SAID PREMISES IS VESTED IN ROBERT WILLIAM PEDERSEN BY DEED FROM JULIE ANN PEDERSEN FOR EFFECTUATION OF PROPERTY DIVISION PER DECREE OF DISSOLUTION OF MARRIAGE FILED UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 98-3-02465-0 DATED 11/5/1999 AND RECORDED 11/8/1999 AS INSTRUMENT NO. 199911080210.



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