



200705300033
Skagit County Auditor

5/30/2007 Page 1 of 5 11:20AM

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CHICAGO TITLE COMPANY
IC42489-SM J

DEED OF TRUST

Trustor(s) MIKE SCHWAB AND LISA SCHWAB, ALSO SHOWN OF RECORD AS MICHAEL J. SCHWAB AND LISA A. SCHWAB, 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 TRACT 1, EXCEPT THE SOUTH 100 FEET THEREOF; THAT PORTION OF TRACT 5 LYING WEST OF THE EAST LINE OF SAID TRACT 1 PROJECTED NORTH TO THE NORTHEASTERLY LINE OF SAID TRACT 5; AND ALL OF TRACT 6 IN JOCHIM FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number 3933-000-006-0000

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
SHARI FETT
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-013
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State of Washington
REFERENCE #: 20071223697067

Space Above This Line For Recording Data
Account number: 650-650-5824735-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 22, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **MIKE SCHWAB AND LISA SCHWAB, ALSO SHOWN OF RECORD AS MICHAEL J. SCHWAB AND LISA A. SCHWAB, HUSBAND AND WIFE** whose address is: **15442 BONNEY LN, MOUNT VERNON, WASHINGTON 98273**

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): **3933-000-006-0000**
TRACT 1, EXCEPT THE SOUTH 100 FEET THEREOF; THAT PORTION OF TRACT 5 LYING WEST OF THE EAST LINE OF SAID TRACT 1 PROJECTED NORTH TO THE NORTHEASTERLY LINE OF SAID TRACT 5; AND ALL OF TRACT 6 IN JOCHIM FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

with the address of **15442 BONNEY LN, MOUNT VERNON, WASHINGTON 98273** and parcel number of **3933-000-006-0000** 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 **\$ 66,400.00** 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

WADEED - short (06/2002) CDPv.1



2/5



200705300033
Skagit County Auditor

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 MAY 22, 2017.

- 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).

Michael J Schwab

5-24-07

Grantor MICHAEL J SCHWAB

Date

Lisa A Schwab

5-24-2007

Grantor LISA A SCHWAB

Date

Grantor

Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



3/5



200705300033

Skagit County Auditor

03

Grantor

Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200705300033
Skagit County Auditor

5/30/2007 Page

4 of

5 11:20AM

For An Individual Acting In His/Her Own Right:

State of Washington

County of Xanthromach

On this day personally appeared before me

Michael J. Schrab & Jwa A. Schrab

(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 24th day of May, 20 07

Witness my hand and notarial seal on this the 24th day of May, 2007

Signature

[Signature]

Michelle Hollinger

Print Name:

Notary Public

residing at Everett

[NOTARIAL SEAL]

My commission expires:

4/22/10

