



200706190021

Skagit County Auditor

6/19/2007 Page

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5 9:51AM

After Recording Return To:

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P.O. Box 31557 MAC B6955-015
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DEED OF TRUST

Trustor(s) **RODNEY L. PLOEG AND DEBRA J. PLOEG, 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: THAT PART OF GOV'T. LOT 3, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 E.W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOV'T. LOT 3, 42 RODS AND 6 FEET (699 FT.) EAST OF THE N.W. CORNER THEREOF; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS WEST 440.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID GOV'T LOT 3 120.0 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 55 SECONDS WEST TO THE MEANDER LINE OF MEAN HIGH TIDE; THENCE WESTERLY ALONG SAID LINE OF MEAN HIGH TIDE TO A POINT SOUTH 0 DEGREES 13 MINUTES 55 SECONDS WEST OF THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 13 MINUTES 55 SECONDS EAST TO THE TRUE POINT OF BEGINNING, LESS COUNTY ROAD AS NOW ESTABLISHED. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Assessor's Property Tax Parcel or Account Number **P47392**

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 05-23-2007, 12:07:07

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Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20071017200147

Space Above This Line For Recording Data
Account number: 650-650-5596317-0XXX

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 23, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **RODNEY L. PLOEG AND DEBRA J. PLOEG, HUSBAND AND WIFE** whose address is: **10695 SAMISH ISLAND RD, BOW, WASHINGTON 98232-9396**

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): **P47392**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PART OF GOV'T. LOT 3, SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 E.W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOV'T. LOT 3, 42 RODS AND 6 FEET (699 FT.) EAST OF THE N.W. CORNER THEREOF; THENCE SOUTH 0 DEGREES 13 MINUTES 35 SECONDS WEST 440.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID GOV'T LOT 3 120.0 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 55 SECONDS WEST TO THE MEANDER LINE OF MEAN HIGH TIDE; THENCE WESTERLY ALONG SAID LINE OF MEAN HIGH TIDE TO A POINT SOUTH 0 DEGREES 13 MINUTES 55 SECONDS WEST OF THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 13 MINUTES 55 SECONDS EAST TO THE TRUE POINT OF BEGINNING, LESS COUNTY ROAD AS NOW ESTABLISHED. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

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with the address of **10695 SAMISH ISLAND ROAD, BOW, WASHINGTON 98232** and parcel number of **P47392** 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 **\$ 32,000.00** 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 **JUNE 20, 2022**.
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).

Debra J Ploeg 5/26/07
Grantor **DEBRA J PLOEG** Date

Rodney L Ploeg 5/26/07
Grantor **RODNEY L PLOEG** Date

Grantor Date

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Skagit County Auditor

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

[Handwritten signature]

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Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

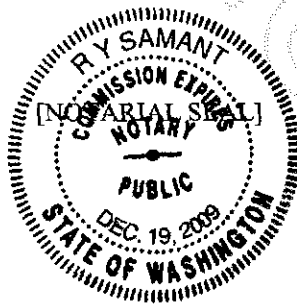
County of SKAGIT

On this day personally appeared before me

DEBRA J. PLOEG AND RODNEY L. PLOEG (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 26th day of MAY, 20 07.

Witness my hand and notarial seal on this the 26th day of MAY, 2007



Signature [Handwritten Signature]

Print Name: R Y SAMANT
Notary Public

My commission expires: DEC 19, 2009

