

After Recording Return To:

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



200706190023
Skagit County Auditor

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DEED OF TRUST

Trustor(s) LAWRENCE B. KOELLING, A SINGLE MAN

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 PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 10, 11, AND 12, BLOCK 2, 'CROFOOTS FIRST ADDITION' TO THE TOWN OF CONCRETE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOTS 10-12, BLOCK 2, CROFOOTS FIRST ADDITION, VOL. 3, PAGE 88 TITLE TO SAID PREMISES IS VESTED IN LAWRENCE B. KOELLING, A SINGLE MAN BY DEED FROM JAMES P. CAMPBELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PETE CAMPBELL, DECEASED DATED 6/17/1998 AND RECORDED 6/22/1998 AS INSTRUMENT NO. 9806220008 BOOK 1829 PAGE 0282.

Assessor's Property Tax Parcel or Account Number P70756

Reference Numbers of Documents Assigned or Released

Reference #: 2007147400079



Prepared by:
Wells Fargo Bank, N.A.
HALA AWAD
DOCUMENT PREPARATION
18700 NW WALKER RD #92
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P.O. Box 31557 MAC B6955-015
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State of Washington
REFERENCE #: 20071147400079

Space Above This Line For Recording Data
Account number: 651-651-1688621-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 25, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **LAWRENCE B. KOELLING, A SINGLE MAN** whose address is: **45967 BENJAMIN, CONCRETE, WASHINGTON 98237**

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): **P70756**
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 10, 11, AND 12, BLOCK 2, 'CROFOOTS FIRST ADDITION' TO THE TOWN OF CONCRETE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOTS 10-12, BLOCK 2, CROFOOTS FIRST ADDITION, VOL. 3, PAGE 88 TITLE TO SAID PREMISES IS VESTED IN LAWRENCE B. KOELLING, A SINGLE MAN BY DEED FROM JAMES P. CAMPBELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PETE CAMPBELL, DECEASED DATED 6/17/1998 AND RECORDED 6/22/1998 AS INSTRUMENT NO. 9806220008 BOOK 1829 PAGE 0282.

with the address of 45967 BENJAMIN, CONCRETE, WASHINGTON 98237 and parcel number of P70756 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 \$ 65,000.00 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 MAY 25, 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).

Lawrence B. Koelling
Grantor **LAWRENCE B KOELLING**

05/25/07
Date

Grantor

Date

Grantor

Date

Grantor

Date

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Grantor

Date

Grantor

Date

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Date

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Date

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

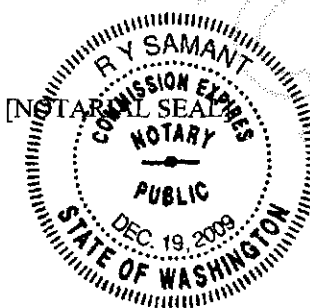
County of SKAGIT

On this day personally appeared before me

LAURENCE B KOELLING

(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 25th day of MAY, 20 07

Witness my hand and notarial seal on this the 25th day of MAY, 2007



Signature

Print Name:

R Y SAMANT
Notary Public

My commission expires: DEC 19, 2009

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