



200706290081
Skagit County Auditor

6/29/2007 Page 1 of 5 9:51AM

After Recording Return To:

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

DEED OF TRUST

Trustor(s) BRUCE K. MCDANOLD AND KATHLEEN A. MCDANOLD, 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: LOT 15, FIR CREST PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 15, FIR CREST PLANNED UNIT DEVELOPMENT, AUD FILE # 200408310219

Assessor's Property Tax Parcel or Account Number P121968

Reference Numbers of Documents Assigned or Released

REFERENCE: 20071527100428



Prepared by:
Wells Fargo Bank, N.A.
MIKE FORS
DOCUMENT PREPARATION
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
866-537-8489

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

State of Washington
REFERENCE #: 20071527100428

Space Above This Line For Recording Data
Account number: 651-651-1744929-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 08, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **BRUCE K. MCDANOLD AND KATHLEEN A. MCDANOLD, HUSBAND AND WIFE** whose address is: **2617 FIR CREST BLVD, ANACORTES, WASHINGTON 98221-8753**

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): **P121968**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 15, FIR CREST PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 15, FIR CREST PLANNED UNIT DEVELOPMENT, AUD FILE # 200408310219

with the address of 2617 FIR CREST BLVD, ANACORTES, WASHINGTON 98221 and parcel number of P121968 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 \$ 100,000.00 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

WADEED - short (06/2002) CDPv.1



2/5



200706290081
Skagit County Auditor

which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is JUNE 08, 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).

Bruce K Mcdanold 6-8-07
Grantor **BRUCE K MCDANOLD** Date

Kathleen A Mcdanold 6-8-07
Grantor **KATHLEEN A MCDANOLD** Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200706290081
Skagit County Auditor

Grantor

Date

Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT

WADEED - short (06/2002) CDPv.1



4/5



200706290081
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

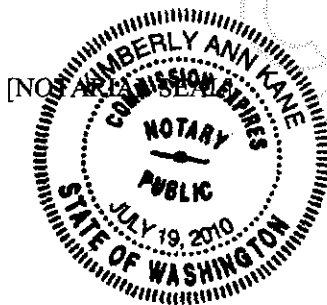
Bruce K. McDaniel AND Kathleen A. McDaniel
(here insert the name of grantor or

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 8 day of June, 2007.

Witness my hand and notarial seal on this the 8th day of June, 2007

Kimberly Ann Kane
Signature

Kimberly Ann Kane
Print Name: _____
Notary Public



My commission expires: July 19, 2010

