



200707160183
Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
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CHICAGO TITLE CO.

1042600 ✓
AE11967

DEED OF TRUST

Trustor(s) ROBERT W. BOWER AND WEI D. BOWER, 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 LT 40, SKYLINE NO. 7

Assessor's Property Tax Parcel or Account Number 3823-000-040-0001

Reference Numbers of Documents Assigned or Released



UNRECORDED DOCUMENT

Prepared by:
Wells Fargo Bank, N.A.
JENNIFER ERICKSON
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-013
DES MOINES, IOWA 50328
888-934-3669

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State of Washington
REFERENCE #: 20071553616408

Space Above This Line For Recording Data
Account number: 650-650-6435689-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 11, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **ROBERT W. BOWER AND WEI D. BOWER, HUSBAND AND WIFE** whose address is: **12756 WHITE CAP LANE, ANACORTES, WASHINGTON 99221**

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): **3823-000-040-0001**
LT 40, SKYLINE NO. 7

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$417,000.00 recording concurrently herewith.

with the address of **1916 BAY PL, ANACORTES, WASHINGTON 98221** and parcel number of **3823-000-040-0001** 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 **\$ 500,000.00** 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **JULY 25, 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).

Grantor Robert W Bower 7-13-07
Date

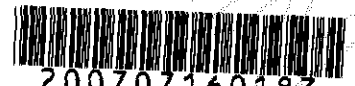
Grantor Weid D. Bower 7-13-07
Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

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Grantor

Date

Grantor

Date

Grantor

Date

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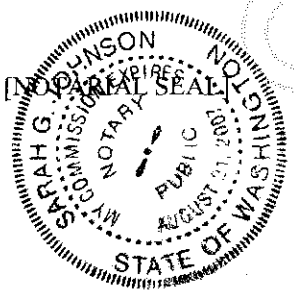
For An Individual Acting In His/Her Own Right:

State of WA

County of Skagit

On this day personally appeared before me Robert W. Bauer and Wei A. Bauer (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 13 day of July, 2007.

Witness my hand and notarial seal on this the 13th day of July, 2007
Sarah G. Johnson
Signature



Print Name: SARAH G JOHNSON
Notary Public

My commission expires: 8-21-07

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EXHIBIT "A"

PARCEL A:

Lot 40, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 40, Skyline No. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

Thence South 46°41'01" West, a distance of 70 feet;

Thence North 26°52'59" West, a distance of 105.37 feet;

Thence North 01°09'42" West, a distance of 44.15 feet to a point which lies North 81°03'40" West, a distance of 51.95 feet to the most Westerly corner of said Lot 40;

Thence Southerly along the Westerly line of said lot to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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