



200708300012

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
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) REBECCA A. HEERSPINK AND EUGENE W. HEERSPINK, WIFE AND HUSBAND

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 LOT 1, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LT 1, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, VOL 17, PGS 26-31 TITLE TO SAID PREMISES IS VESTED IN REBECCA A. HEERSPINK AND EUGENE W. HEERSPINK, WIFE AND HUSBAND BY DEED FROM MIKEAL D. HESSLER, AND CYNTHIA L. HESSLER, WHO ACQUIRED TITLE AS CYNTHIA L. JEFFS, HUSBAND AND WIFE DATED 1/14/2005 AND RECORDED 1/19/2005 AS INSTRUMENT NO. 200501190100.

Assessor's Property Tax Parcel or Account Number 4722-000-001-0000 (P113841)

Reference Numbers of Documents Assigned or Released

Reference # 200720074000 73



Prepared by:
Wells Fargo Bank, N.A.
TUONG (AUSTIN) TICH LY
DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20072007400073

Space Above This Line For Recording Data
Account number: 651-651-1906361-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 07, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **REBECCA A. HEERSPINK AND EUGENE W. HEERSPINK, WIFE AND HUSBAND** whose address is: **17036 BLACKBERRY CT, MOUNT VERNON, WASHINGTON 98274-7093**

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): **4722-000-001-0000 (P113841)**
LOT 1, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LT 1, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, VOL 17, PGS 26-31 TITLE TO SAID PREMISES IS VESTED IN REBECCA A. HEERSPINK AND EUGENE W. HEERSPINK, WIFE AND HUSBAND BY DEED FROM MIKEAL D. HESSLER, AND CYNTHIA L. HESSLER, WHO ACQUIRED TITLE AS CYNTHIA L. JEFFS, HUSBAND AND WIFE DATED 1/14/2005 AND RECORDED 1/19/2005 AS INSTRUMENT NO. 200501190100.

with the address of **17036 BLACKBERRY CT, MOUNT VERNON, WASHINGTON 98274** and parcel number of **4722-000-001-0000 (P113841)** 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

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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 **\$ 134,000.00** 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 **AUGUST 07, 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).

Rebecca A Heerspink 8-8-07
Grantor **REBECCA A HEERSPINK** Date

Eugene W Heerspink 8-8-07
Grantor **EUGENE W HEERSPINK** Date

Grantor _____



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Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

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

REBECCA A HEERSPINK AND EUGENE W HEERSPINK (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 AUGUST, 20 07.

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

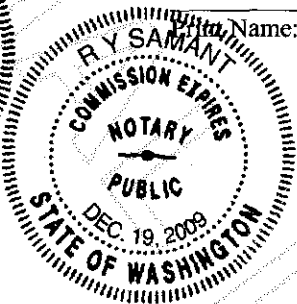
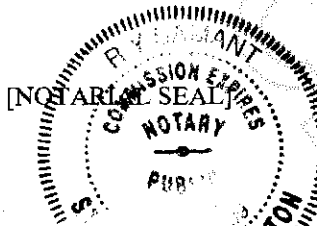
Signature

[Handwritten Signature]

Name:

R Y SAMANT

Notary Public



My commission expires: DEC 19, 2009



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