



200801250145

Skagit County Auditor

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Billings, MT 59107-9900

LAND TITLE OF SKAGIT COUNTY

123515-5

DEED OF TRUST

Trustor(s) ALBERT C. STUBBS AND KAREN L. STUBBS, 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 PTN OF SW 1/4, 23-34-4E WM

Assessor's Property Tax Parcel or Account Number 34042330100001

Reference Numbers of Documents Assigned or Released

THIS DEED OF TRUST IS SECOND AND SUBORDINATE TO DEED OF TRUST
RECORDED UNDER AF # 200706010126 and MODIFICATION RECORDED UNDER
AF # 200801250144



Prepared by:
Wells Fargo Bank, N.A.
DEBBIE CAHOON
DOCUMENT PREPARATION
ONE HOME CAMPUS
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425-455-6125

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State of Washington
REFERENCE #: 20073614500093

Space Above This Line For Recording Data
Account number: 650-650-7910565-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JANUARY 14, 2008 and the parties are as follows:
TRUSTOR ("Grantor"): **ALBERT C. STUBBS AND KAREN L. STUBBS, HUSBAND AND WIFE.**
whose address is: **1046 BIGOAK CT, SAN JOSE, CALIFORNIA 95129-0000**

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): **34042330100001**
PTN OF SW 1/4, 23-34-4E WM

with the address of **15921 MOUNTAIN VIEW ROAD, MT. VERNON, WASHINGTON 98273-0000** and parcel number of **34042330100001** 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 which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is JANUARY 14, 2048.

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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).

Albert C. Stubbs 1-18-08
Grantor **ALBERT C. STUBBS** Date

Karen L. Stubbs 1-24-08
Grantor **KAREN L. STUBBS** Date

Grantor Date

Grantor Date

Grantor Date

Grantor

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Grantor

Date

Grantor

Date



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For An Individual Acting In His/Her Own Right:

State of Ca.

County of San Mateo

On this day personally appeared before me, V. Santos

Albert C. Stubbs (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 18th day of Jan, 20 08

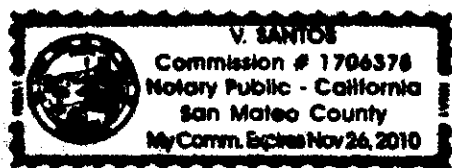
Witness my hand and notarial seal on this the 18th day of Jan, 08

Signature V. Santos

[NOTARIAL SEAL]

Print Name: V. Santos

Notary Public



My commission expires: 11/26/10



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ACKNOWLEDGEMENT

ATTACHED TO AND MADE A PART OF: Deed of Trust

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Karen L. Stubbs**

is the person(s) who appeared before me, and said person(s) acknowledged that
she signed this instrument and acknowledge it to be her
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/24/2008



Shanna M. Gipe

Notary Public in and for the State of Washington

Residing at Everett

My appointment expires: 01/29/2010



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DESCRIPTION:

The North 200 feet of the South 600 feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 23,
Township 34 North, Range 4 East, W.M., EXCEPT County road rights of way.

Situate in the County of Skagit, State of Washington.



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