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Skagit County Auditor

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After Recording Return To:

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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) TREVOR L. FENTON, AND TONYA A. FENTON, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, TREVOR L. FENTON, AND TONYA A. BINSCHUS

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Legal Description LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 101, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 1 AND E 1/2 LOT 2, BLK 101, PLAT V1, P 18, DOC # 200406110142

Assessor's Property Tax Parcel or Account Number P115101

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank



Prepared by:
Wells Fargo Bank, N.A.
CHERYL ELLIS
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State of Washington
REFERENCE #: 20062417500212

Space Above This Line For Recording Data
Account number: 650-650-3200201-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **SEPTEMBER 20, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **TREVOR L. FENTON, AND TONYA A. FENTON, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, TREVOR L. FENTON, AND TONYA A. BINSCHUS** whose address is: **1710 TOWNSHIP ST, SEDRO WOOLLEY, WASHINGTON 98284-1958**

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): **P115101**
LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 101, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LOT 1 AND E 1/2 LOT 2, BLK 101, PLAT V1, P 18, DOC # 200406110142

with the address of **1710 TOWNSHIP STREET, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P115101** 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 **\$ 10,000.00** 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 **SEPTEMBER 20, 2031**.

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).

Trevor L Fenton 9-20-06
Grantor **TREVOR L FENTON** Date

Tonya A Fenton 9-20-06
Grantor **TONYA A FENTON** Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

Grantor

Date

For An Individual Acting In His/Her Own Right:

State of

Washington

County of

Whatcom

On this day personally appeared before me

Trevor L Fenton and Tonya A Fenton

(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 20th day of September, 2006.

Witness my hand and notarial seal on this the

20th

day of

September 2006

Signature

Vera F. Shevchenko

Print Name:

VERA F. SHEVCHENKO

Notary Public

[NOTARIAL SEAL]

NOTARY PUBLIC

STATE OF WASHINGTON

VERA F. SHEVCHENKO

My appointment expires Dec. 31, 2009

My commission expires

Dec 31, 2009

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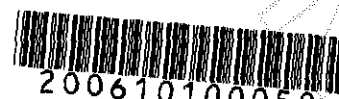
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UNOFFICIAL DOCUMENT

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