



200601040002

Skagit County Auditor

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Return Address:  
Wells Fargo Bank, N.A.  
DOCUMENT MANAGEMENT  
P. O. BOX 31557  
BILLINGS, MT 59107

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20052977500796 ACCOUNT #: 0651-651-9153438-0001

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 12/02/2005 and the parties are as follows:

**TRUSTOR ("Grantor"):**

WILLIAM C. YAHNKE JR. AND ANGELA K. YAHNKE, HUSBAND AND WIFE, WHO  
ACQUIRED TITLE AS, WILLIAM C. YAHNKE AND ANGELA K. YAHNKE, HUSBAND AND  
WIFE

whose address is: 1329 EAGLE RIDGE DR MOUNT VERNON, WA, 98274

**TRUSTEE: Wells Fargo Financial National Bank**  
**2324 Overland Ave., BILLINGS, MT 59102**

**BENEFICIARY ("Lender"):** Wells Fargo Bank, N.A.  
P. O. BOX 31557  
BILLINGS, MT 59107

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:  
UNIT 17, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM, ACCORDING TO THE  
RESTATED FIRST AMENDED DECLARATION THEREOF RECORDED OCTOBER 31, 2003, UNDER  
AUDITOR'S FILE NO. 200310310103 AND SURVEY MAP AND PLANS THEREOF RECORDED  
ON NOVEMBER 5, 2002, UNDER AUDITOR'S FILE NO. 200211050117, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

with the address of 1329 EAGLE RIDGE DRIVE MOUNT VERNON, WA 98274

and parcel number of P119679

together with all rights,

easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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WASHINGTON - DEED OF TRUST

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 \$ 30,261.12 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 12/25/2015
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 February 6, 1997 as Auditor's File Number 9702060051 in Book 1626 at Page 0614 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.

**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.

☒ Third Party Rider

☒ Leasehold Rider

☒ Other N/A



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**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).

  
WILLIAM C YAHNKE, JR. Grantor

12/05/05  
Date

  
ANGELA K YAHNKE Grantor

12/5/05  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

**ACKNOWLEDGMENT:**

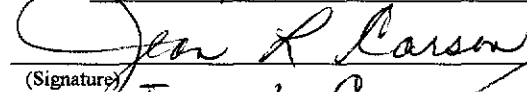
(Individual)

STATE OF Washington, COUNTY OF Proctor

I hereby certify that I know or have satisfactory evidence that

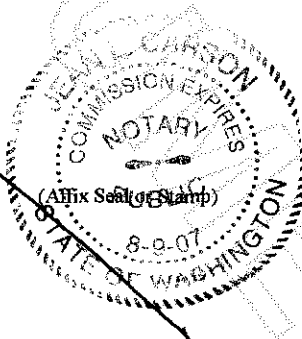
William C Yahnke + Angela K Yahnke is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12/5/05

  
(Signature)

Jean L Carson  
(Print name and include title)

My Appointment expires: 8/9/07



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# All-purpose Acknowledgment

WELLS  
FARGO

STATE OF WASHINGTON, COUNTY OF Snohomish

On 12-3-05 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

William C Yahnke Jr. + Angela K Yahnke

☐ personally known to me ~~OR~~ ☒ proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

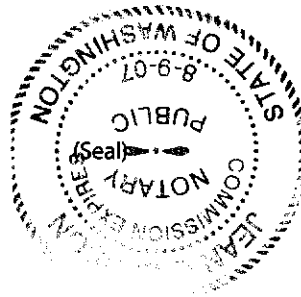
Name (type or printed)

My commission expires:

Jean L Carson

Jean L Carson

8/9/07



**ILLEGIBLE NOTARY SEAL DECLARATION**

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of  
Notary:

Sean L. Carson

Commission  
Number:

N/A

Commission  
Expires:

8.9.07

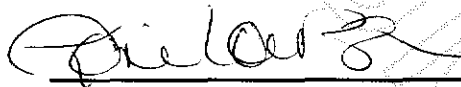
Date & Place of  
Notary Execution:

12.5.05 Johnomish (QWA)

Date & Place of  
This Execution:

12.15.05

Washington County, OR



Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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