



200602270064

Skagit County Auditor

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Return Address:
Wells Fargo Bank, N.A.
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BILLINGS, MT 59107

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REFERENCE # 20060307100413 ACCOUNT #: 0651-651-9511644-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/03/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
ROBERT G. MILLER AND DIANE M. MILLER, HUSBAND AND WIFE

whose address is: 322 ALLEN ST ARROYO GRANDE, CA, 93420

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:

with the address of 5314 SUNSET AVE ANACORTES, WA 98221
and parcel number of P58112

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

EQ249A (11/2005)

WASHINGTON - DEED OF TRUST

Exhibit A

Reference #: 20060307100413

Acct #: 0651-651-9511644-1998

PARCEL 'A': THAT PORTION OF TRACTS 6 AND 7, 'PLAT OF NORMAN AND WOOD'S SUB-DIVISION,' AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 95 FEET; THENCE NORTH 75 DEGREES 24 MINUTES 45 SECONDS EAST, A DISTANCE OF 135.65 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES EAST, A DISTANCE OF 53.40 FEET TO A POINT 11 FEET WEST OF THE EAST LINE OF SAID TRACT 7; THENCE SOUTH PARALLEL TO SAID EAST LINE TO THE NORTHERLY BOUNDARY OF SUNSET AVENUE; THENCE SOUTHWESTERLY AND WEST ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL 'B': THAT PORTION OF TRACTS 7 AND 8, 'PLAT OF NORMAN AND WOOD'S SUB-DIVISION,' AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 70 DEGREES 38 MINUTES EAST ALONG THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 5.25 FEET; THENCE NORTH 19 DEGREES 22 MINUTES WEST 48.14 FEET; THENCE SOUTH 51.02 FEET TO THE SOUTH LINE OF TRACT 7 OF SAID PLAT; THENCE NORTH 70 DEGREES 38 MINUTES EAST 11.67 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROBERT G. MILLER AND DIANE M. MILLER, HUSBAND AND WIFE BY DEED FROM CLARK D. SMITH, AS HIS SEPARATE PROPERTY DATED 8/22/2005 AND RECORDED 8/24/2005 AS INSTRUMENT NO. 200508240072.



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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 \$91,900.00 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 02/03/2046
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
-



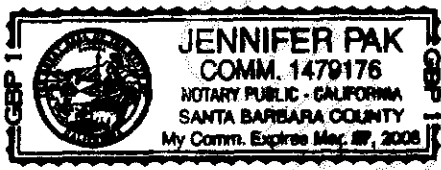
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>RAA</u>		<u>2.6.06</u>
ROBERT G MILLER	Grantor	Date
<u>[Signature]</u>		<u>2.6.06</u>
DIANE M MILLER	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

ACKNOWLEDGMENT:

(Individual)
 STATE OF California, COUNTY OF San Luis Obispo, ss.
 I hereby certify that I know or have satisfactory evidence that Robert G. Miller
and Diane M. Miller 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 Feb. 6 2006
[Signature]
 (Signature) Jennifer Pak
 (Print name and include title)
 My Appointment expires: mar. 27, 2008



(Affix Seal or Stamp)

