



200603020089

Skagit County Auditor

3/2/2006 Page

1 of

3 2:10PM

When recorded mail to:
 LSI - North Recording Division
 5029 Dudley Blvd
 McClellan, CA 95652
 (800) 964-3524

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20063647500057 ACCOUNT #: 0651-651-9577106-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/18/2006 and the parties are as follows:

TRUSTOR ("Grantor"):

RICHARD G. BERENDS, A MARRIED MAN AS HIS SEPERATE PROPERTY AND CORINA J. BERENDS, A NON-VESTED SPOUSE

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

whose address is: 11421 O AVE ANACORTES, WA, 98221

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:

THAT PROTION OF THE SOUTHEAST QUARTER (SE 1/4) OF GEVERNMENT LOT 2, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEG 11 MIN WEST 20.0 FEET; THENCE NORTH 89 DEG 57 MIN 37 SEC EAST 16.50 FEET TO THE INTERSECTION OF THE SOUTH LINE OF ALLEN SPRADLEY ROAD AND THE EAST LINE OF THE COUNTY ROAD NAMED AVENUE 'O' SAID POINT BEING THE TRUE POINT OF BEGINNING; THEN NORTH 89 DEG 57 MIN 37 SEC EAST 91.33 FEET MORE OR LESS, TO THE EAST LINE OF AVENUE 'O'; THENCE NORTH 0 DEG 11 EAST 185 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Prepared By: Wells Fargo Bank, N.A.
 P.O. Box 31557
 Billings, MT 59107

with the address of 11421 O AVE ANACORTES, WA 98221

and parcel number of 35023100520007

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

EQ249A (11/2005)

together with all rights,

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 \$279,000.00 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 02/18/2046.
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).

Richard G. Berends
RICHARD G BERENDS Grantor

02-18-06
Date

Corina J Berends
CORINA J BERENDS Grantor

02/18/06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that

Richard G Berends and Corina J Berends is/are the

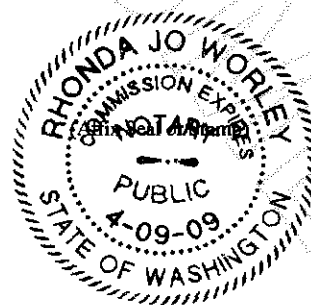
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 02-18-06


Rhonda Jo Worley
(Signature)
RHONDA JO WORLEY

(Print name and include title)

My Appointment expires: 04-09-09



EQ249C (11/2005)


200603020089
Skagit County Auditor
3/2/2008 Page 3 of 3 2:10PM