



200603130046

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 # 20060137100461 ACCOUNT #: 0651-651-9426337-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/16/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
KATHLEEN CHAMPION, A SINGLE PERSON

whose address is: 5720 OLD HIGHWAY 99 NORTH RD BURLINGTON, WA, 98233

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 PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT

with the address of 5720 OLD HIGHWAY 99 NORTH RD BURLINGTON, WA 98233
and parcel number of P50423 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 #: 20060137100461

Acct #: 0651-651-9426337-1998

UNRECORDED

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF HIGHWAY 99 AND THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE 125 FEET; THENCE NORTH 210 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE WEST LINE OF SAID HIGHWAY 99; THENCE SOUTHERLY ALONG SAID HIGHWAY TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET THEREOF, TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SUBDIVISION WITH THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN DEED TO RICHARD D. CULLY AND JACQUELINE J. CULLY BY DEED RECORDED SEPTEMBER 10, 1987, UNDER AUDITOR S FILE NO. 8709100026; THENCE NORTH 87 DEG 36 MIN 36 SEC WEST PARALLEL, WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 8.38 FEET; THENCE NORTH 13 DEG 43 MIN 39 SEC WEST, A DISTANCE OF 226.41 FEET; THENCE NORTH 70 DEG 38 MIN 31 SEC EAST, A DISTANCE OF 91.07 FEET TO THE WEST LINE OF HIGHWAY 99; THENCE SOUTH 19 DEG 21 MIN 29 SEC EAST ALONG THE WEST LINE OF HIGHWAY 99, A DISTANCE OF 76.72 FEET TO THE NORTHEAST CORNER OF SAID CULLY TRACT; THENCE NORTH 87 DEG 36 MIN 36 SEC WEST ALONG THE NORTH LINE OF SAID CULLY TRACT, A DISTANCE OF 43.52 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEG 50 MIN 17 SEC WEST ALONG THE WEST LINE OF SAID CULLY TRACT, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF S KAGIT, STATE OF WASHINGTON. TRS NO. 36N-4E-32.



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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 \$ 68,499.00 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 02/16/2046
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>Kathleen Champion</u> KATHLEEN CHAMPION	Grantor	<u>2-16-06</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
STATE OF WASHINGTON, COUNTY OF SNOHOMISH } ss.
I hereby certify that I know or have satisfactory evidence that KATHLEEN CHAMPION 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: 2/16/06
Michael William Klein
(Signature) MICHAEL WILLIAM KLEIN
(Print name and include title)
My Appointment expires: 12.10.07

