



200603160042

Skagit County Auditor

3/16/2006 Page 1 of 3 9:31AM

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

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REFERENCE # 20060347100369 ACCOUNT #: 0650-650-0817502-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/24/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
DAVID S. PHILLIPS, JR., AND CORRINE F. PHILLIPS, HUSBAND AND WIFE

whose address is: 1681 BARRELL SPRING RD BOW, WA, 98232

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:

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 163-79, APPROVED MARCH 20, 1980 AND RECORDED MARCH 20, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 54, UNDER AUDITOR'S FILE NO. 8003200033, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: TR. 2 OF SP 163-79 IN 12-36-3 E W.M., RECORDS OF SKAGIT COUNTY, WA

with the address of 1681 BARRELL SPRINGS ROAD BELLINGHAM, WA 98232
and parcel number of P47821 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,
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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 \$ 40,000.00 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 03/20/2013 .
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).

Corrine F. Phillips _____ 2/24/06
CORRINE F. PHILLIPS Grantor Date

David S. Phillips, Jr _____ 2/24/06
DAVID S. PHILLIPS, JR Grantor 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 Corrine F Phillips and
David S. Phillips, Jr 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: February 24, 2006

Maria E. Aguilar
(Signature)
MARIA E. Aguilar Personal Banker
(Print name and include title)

My Appointment expires: December 31, 2009

