



200603310041  
Skagit County Auditor

3/31/2006 Page 1 of 4 9:03AM

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 # 20060597100426 ACCOUNT #: 0651-651-9650474-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/07/2006 and the parties are as follows:

**TRUSTOR ("Grantor"):**  
CHRISTOPHER L. SEIDEL AND ROGENE G. SEIDEL, HUSBAND AND WIFE, WHO  
ACQUIRED TITLE AS, CHRIS L. SEIDEL AND ROGENE G. SEIDEL, HUSBAND AND WIFE

whose address is: 736 FERRY ST SEDRO WOOLLEY, WA, 98284

**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:

THE WEST 75 FEET OF THE EAST 87 FEET OF LOT 29 AND THE NORTH 1/2 OF THE EAST 12 FEET OF LOT 29, 'PLATE NO. 1, SEDRO HOME ACREAGE' ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT FOR THE SOUTH 20 FEET THEREOF AS CONVEYED TO THE CITY OF SEDRO WOOLLEY FOR STREET PURPOSES BY DEED DATED SEPTEMBER 23, 1908, RECORDED DECEMBER 1, 1917 UNDER AUDITOR'S FILE NO. 122548, RECORDS OF SKAGIT COUNTY, WASHINGTON. THE WEST LINE OF SAID WEST 75 FEET OF THE EAST 87 FEET BEING ALSO THE CENTERLINE OF A ROADWAY AS LOCATED ON THE GROUND ON MAY 21, 1927. TITLE TO SAID PREMISES IS VESTED IN CHRIS L. SEIDEL AND ROGENE G. SEIDEL, HUSBAND AND WIFE BY DEED FROM CARL E. SEIDEL, JR., AS HIS SEPARATE ESTATE DATED 7/20/1994 AND RECORDED 7/27/1994 IN DEED AS INSTRUMENT NO. 9407270071.

with the address of 736 FERRY ST SEDRO WOOLLEY, WA 98284

and parcel number of P77123

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

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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 \$ 50,000.00 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 03/07/2046
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

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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).

Rogene G. Seidel  
ROGENE G SEIDEL Grantor 3/8/06 Date

Christopher L Seidel  
CHRISTOPHER L SEIDEL Grantor 3-8-06 Date

\_\_\_\_\_  
Grantor \_\_\_\_\_ Date

\_\_\_\_\_  
Grantor \_\_\_\_\_ Date

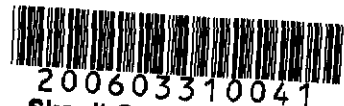
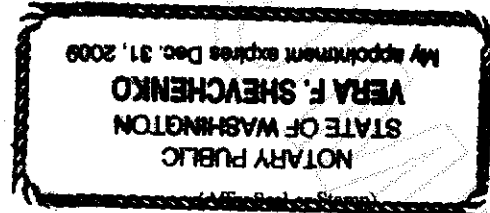
\_\_\_\_\_  
Grantor \_\_\_\_\_ Date

\_\_\_\_\_  
Grantor \_\_\_\_\_ Date

**ACKNOWLEDGMENT:**

(Individual)  
STATE OF Washington, COUNTY OF Whatcom  
I hereby certify that I know or have satisfactory evidence that Rogene G. Seidel  
and Christopher L Seidel 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: 03-08-2006  
Vera F Shevchenko  
(Signature)  
VERA F SHEVCHENKO PB  
(Print name and include title)  
My Appointment expires: Dec 31, 2009



**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:

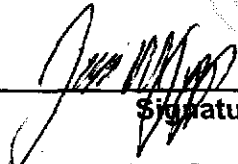
Name of Vera F. Shevchenko  
Notary:

Commission NA  
Number:

Commission Dec 31, 2009  
Expires:

Date & Place of Notary Execution: March 8, 2006; Whatcom County, WA

Date & Place of This Execution: 3/10/2006 Washington County, OR



Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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