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Skagit County Auditor

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Billings, MT 59107-9900

DEED OF TRUST

Grantor(s) JUDY P LAVALLEE AND JOHN LAVALLEE, WIFE AND HUSBAND

Grantee(s) Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description Lot 15, Block 129, "MAP OF THE CITY OF ANACORTES, SKAGIT
COUNTY, WASHINGTON"

Assessor's Property Tax Parcel or Account Number P55832

Reference Numbers of Documents Assigned or Released

Wells Fargo Financial National
Bank, TRUSTEE

FIRST AMERICAN TITLE CO.

A87470E-3

ACCOMMODATION RECORDING ONLY



Prepared by:
Wells Fargo Bank, N.A.
ROSE BARIKMAN
DOCUMENT PREPARATION
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State of Washington
REFERENCE #: 20060797700239

Space Above This Line For Recording Data
Account number: 650-650-1234228-0XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MARCH 31, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): JUDY P LAVALLEE AND JOHN LAVALLEE, WIFE AND HUSBAND whose address is: 4414 122ND PLACE NE, MARYSVILLE, WASHINGTON 98270

TRUSTEE: Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

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:
Assessor's Property Tax Parcel Account Number(s): P55832

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$149,000.00 recording concurrently herewith.

with the address of 1512 11TH ST, ANACORTES, WASHINGTON 98221 and parcel number of P55832 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, 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 \$ 100,000.00 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 MARCH 31, 2036.

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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 2/6/1997 as Auditor's File Number **9702060051** in Book **1626** at Page **614** 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.

6. **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.

☐ **N/A** Third Party Rider

☐ **N/A** Leasehold Rider

☐ **N/A** 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).

Judy P. Lavallee 3/31/06
Grantor **JUDY P LAVALLEE** Date

John Lavallee 3-31-06
Grantor **JOHN LAVALLEE** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT ss.

I hereby certify that I know or have satisfactory evidence that

JUDY P LAVALLEE And JOHN LAVALLEE

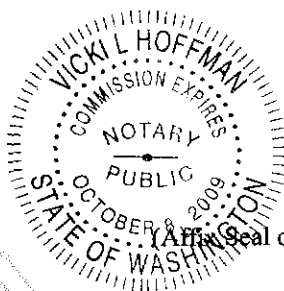
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: MARCH 31, 2006

Vicki L Hoffman
(Signature)

VICKI L HOFFMAN
(Print name) **NOTARY PUBLIC**

My Appointment expires: 10-8-09



(Affix Seal or Stamp)

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