



200604030092

Skagit County Auditor

4/3/2006 Page 1 of 3 10:11AM

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

State of Washington

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REFERENCE # 20060567500077 ACCOUNT #: 0651-651-9620982-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/01/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
ANITA K. THORNTON, AN UNMARRIED PERSON AS HER SEPARATE ESTATE AND TIMOTHY
ALAN THORNTON, AS A NON-VESTED FORMER SPOUSE

whose address is: 2006 FOWLER ST MOUNT VERNON, WA, 98274

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:

LOT 2, PLAT OF HILLCREST ESTATES II', AS PER PLAT RECORDED IN VOLUME 14 OF
PLATS, PAGES 199, 200 AND 2001, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE
TO SAID PREMISES IS VESTED IN ANITA K. THORNTON, A MARRIED PERSON AS HER
SEPARATE ESTATE BY DEED FROM FOREST T. FINK AND CELEST FINK, HUSBAND AND
WIFE DATED 8/27/2002 AND RECORDED 8/30/2002 AS INSTRUMENT NO. 200208300023.

with the address of 2006 FOWLER ST MOUNT VERNON, WA 98274
and parcel number of P1007491

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

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 \$ 35,000.00 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 03/01/2046

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.


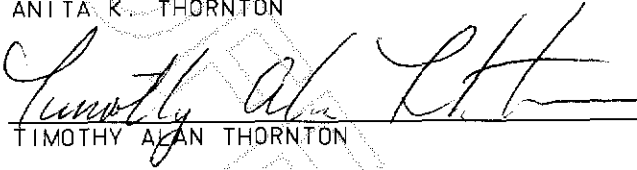
5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.

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>3.3.2006</u>
ANITA K. THORNTON	Grantor	Date
		<u>3.3.2006</u>
TIMOTHY ALAN THORNTON	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

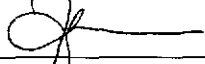
ACKNOWLEDGMENT:

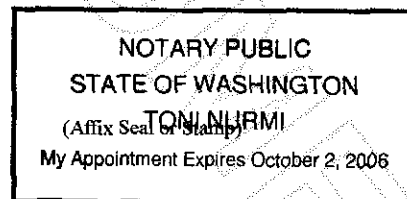
(Individual)

STATE OF Washington, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Anita K. Thornton and Timothy Alan Thornton 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: 3.3.2006


(Signature) TONI NURM - STORE Manager / Notary Public
(Print name and include title)
My Appointment expires: 10.2.2006



EQ249C (11/2005)



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Skagit County Auditor