



200604180002

Skagit County Auditor

4/18/2006 Page 1 of 3 8:37AM

Return Address:

Wells Fargo Bank, N.A.
DOCUMENT MANAGEMENT
P. O. BOX 31557
BILLINGS, MT 59107

State of Washington

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REFERENCE # 20060527400162 ACCOUNT #: 0651-651-9738614-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/24/2006 and the parties are as follows:

TRUSTOR ("Grantor"):

SANDRA M. LEPPER AND JAMES M. LAPP, BOTH SINGLE PERSONS

whose address is: 22523 ROSE RD 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:

THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT. THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THE WEST 30 FEET THEREOF; SITUATED IN SKAGIT COUNTY, WASHINGTON. INCLUDES A 1997 GOLDENWEST DREAMHOME 48 X 27 MOBILE HOME, SERIAL NUMBER GWOR 23N17898
ABBREVIATED LEGAL: W1/2 N1/2 N1/2 NE1/4 SW1/4 S27 T33N R4E

with the address of 22523 ROSE RD MOUNT VERNON, WA 98274

and parcel number of P17364

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 \$ 43,600.00 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 03/24/2046.
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

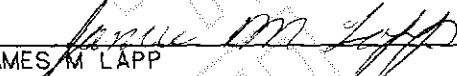
☒ Other N/A



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).


SANDRA M. LEPPER Grantor

03/25/06
Date


JAMES M. LAPP Grantor

3-25-06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

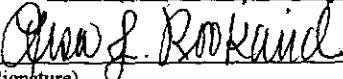
(Individual)

STATE OF WASHINGTON, COUNTY OF SNOHOMISH } ss.

I hereby certify that I know or have satisfactory evidence that SANDRA M. LEPPER AND JAMES M. LAPP 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 25, 2006


(Signature)

LISA J. ROOKARD, NOTARY PUBLIC
(Print name and include title)

My Appointment expires: SEPTEMBER 18, 2007

(Affix Seal or Stamp)

