



200604280041

Skagit County Auditor

4/28/2006 Page 1 of 4 9:42AM

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 # 20060807400092 ACCOUNT #: 0651-651-9776664-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 04/05/2006 and the parties are as follows:

TRUSTOR ("Grantor"):

JEFFREY A. ISBRANDTSEN, AND KATHY S ISBRANDTSEN A NON VESTED SPOUSE, HAS
HUSBAND AND WIFE

whose address is: 27773 W GILLIGAN CREEK RD 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:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH IS 726.41 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 17 DEGREES 24 MINUTES WEST 304.75 FEET; THENCE NORTHWEST TO A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH IS 450 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH BANK OF THE SKAGIT RIVER; THENCE SOUTHEAST ALONG THE SOUTH LINE OF THE SKAGIT RIVER TO A POINT 400 FEET (MEASURED AT RIGHT ANGLES THERETO) EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 400 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 TO A POINT WHICH IS 30 FEET NORTH (MEASURED AT RIGHT ANGLES THERETO) OF THE SOUTH LINE OF THE TRACT HEREIN

with the address of 27773 W GILLIGAN CREEK RD C SEDRO WOOLLEY, WA 98284

and parcel number of 350527-0-023-0022

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

Exhibit A

Reference #: 20060807400092

Acct #: 0651-651-9776664-1998

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, WHICH IS 726.41 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 17 DEGREES 24 MINUTES WEST 304.75 FEET; THENCE NORTHWEST TO A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH IS 450 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH BANK OF THE SKAGIT RIVER; THENCE SOUTHEAST ALONG THE SOUTH LINE OF THE SKAGIT RIVER TO A POINT 400 FEET (MEASURED AT RIGHT ANGLES THERETO) EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 400 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 TO A POINT WHICH IS 30 FEET NORTH (MEASURED AT RIGHT ANGLES THERETO) OF THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED; THENCE EAST AND SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 30 FEET NORTH AND EAST OF THE SOUTH AND WEST LINE OF THE HEREIN DESCRIBED TRACT TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT COUNTY ROAD RIGHT-OF-WAY, ALSO EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, SAID POINT BEING SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 1,343.81 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 2 DEGREES 45 MINUTES 00 SECONDS EAST ALONG A FENCE LINE EXISTING ON DECEMBER 4, 1989, TO THE SOUTHERLY LINE OF THE SKAGIT RIVER, THE TERMINUS OF THIS LINE DESCRIPTION. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SERVE A SINGLE-FAMILY RESIDENCE ONLY, OVER, ACROSS AND UNDER THE EAST 40 FEET OF LOT 1 OF SHORT PLAT NO. 10-90, APPROVED MARCH 16, 1990, AND RECORDED MARCH 23, 1990, IN VOLUME 9 OF SHORT PLATS, PAGES 214 AND 215, UNDER AUDITOR'S FILE NO. 9003230007, BEING A PORTION OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AS GRANTED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 9001190044 AND 9403240093, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN JEFFREY A. ISBRANDTSEN, A MARRIED PERSON BY DEED FROM KATHY S. ISBRANDTSEN, A MARRIED PERSON DATED 2/26/2002 AND RECORDED 3/4/2002 AS INSTRUMENT NO. 200203040153.



200604280041
Skagit County Auditor

4/28/2006 Page

2 of

4 9:42AM

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 \$ 60,000.00 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 04/05/2046
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



200604280041

Skagit County Auditor

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).

Jeffrey Isbrandtsen
JEFFREY ISBRANDTSEN Grantor

4/7/06
Date

Kathy S Isbrandtsen
KATHY S ISBRANDTSEN Grantor

4/7/06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Whatcom } ss.

I hereby certify that I know or have satisfactory evidence that Jeffrey Isbrandtsen
and Kathy S Isbrandtsen 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: 4.7.2006

Vera F Shevchenko
(Signature)
VERA F SHEVCHENKO PB
(Print name and include title)

My Appointment expires: Dec 31, 2009

