



200605050031
Skagit County Auditor

5/5/2006 Page 1 of 4 9:28AM

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

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REFERENCE # 20061017200686 ACCOUNT #: 0651-651-0020800-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 04/14/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
EDWARD E. BELL AND CASSIE BELL, HUSBAND AND WIFE

whose address is: 1004 N WAUGH RD MOUNT VERNON, WA, 98273

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:

TRACT 134, SHORT PLAT NO. MV-22-77, APPROVED DECEMBER 23, 1977, AND RECORDED JANUARY 30, 1978, UNDER AUDITOR'S FILE NO. 872905, IN VOLUME 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN EDWARD E. BELL AND CASSIE BELL, HUSBAND AND WIFE BY DEED FROM DEBORAH L. STROUP, A SINGLE INDIVIDUAL AS HER SEPARATE PROPERTY DATED JANUARY 10, 2005 AND RECORDED 1/13/2005 IN DEED 200501130115.

with the address of 1004 N WAUGH RD MOUNT VERNON, WA 98273
and parcel number of P24877

together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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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 \$ 73,833.00 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 04/20/2021 .
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.

- 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).

----- **FOR CLARIFICATION PURPOSES ONLY** -----

EDWARD E. BELL	Grantor	Date
CASSIE BELL	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF _____, COUNTY OF _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____ 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: _____

(Signature)

(Print name and include title)

My Appointment expires: _____

(Affix Seal or Stamp)

For clarification purposes, I declare under penalty of perjury, 4/19/2006, that this is an exact copy of the original document to which it is attached.

Cory Slotten 
WASHINGTON COUNTY, OREGON

EQ249C (11/2005)



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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).

[Handwritten signature of Edward E. Bell]

EDWARD E. BELL

Grantor

4/17/2006
Date

[Handwritten signature of Cassie Bell]

CASSIE BELL

Grantor

4/17/06
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 Edward E. Bell and Cassie Bell 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: 4.17.2006

(Signature) Toni Nurmi Store Manager

(Print name and include title)
My Appointment expires: 10.2.2006

NOTARY PUBLIC
STATE OF WASHINGTON
(Affix Seal or Stamp)
TONI NURMI
My Appointment Expires October 2, 2006