



200605080063

Skagit County Auditor

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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 # 20060957500192 ACCOUNT #: 0651-651-9804935-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 04/20/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
ERIK DANIEL WERMUS, A SINGLE PERSON

whose address is: 819 11TH ST STE A BELLINGHAM, WA 98225

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 NORTH 76.5 FEET OF THE EAST 84.0 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF 'V' AVENUE PRODUCED SOUTH, IN THE CITY OF ANACORTES, 220 FEET SOUTH OF THE SOUTH LINE OF 38TH STREET PRODUCED (SAID POINT BEING 516.0 FEET SOUTH OF THE SOUTH LINE OF 37TH STREET AS ESTABLISHED IN THE CITY OF ANACORTES);

MORE THOROUGHLY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 409 39TH ST ANACORTES, WA 98221

and parcel number of P33144

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 #: 20060957500192

Acct #: 0651-651-9804935-1998

THE NORTH 76.5 FEET OF THE EAST 84.0 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF 'V' AVENUE PRODUCED SOUTH, IN THE CITY OF ANACORTES, 220 FEET SOUTH OF THE SOUTH LINE OF 38TH STREET PRODUCED (SAID POINT BEING 516.0 FEET SOUTH OF THE SOUTH LINE OF 37TH STREET AS ESTABLISHED IN THE CITY OF ANACORTES); THENCE WEST 89.42 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING RUN WEST 89.42 FEET; THENCE SOUTH 90.0 FEET; THENCE EAST 89.42 FEET; THENCE NORTH 90.0 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THE WEST 360 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; TOGETHER WITH A NON-EXCLUSIVE EASEMENT, 15 FEET IN WIDTH, FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT ON THE WEST LINE OF 'V' AVENUE PRODUCED SOUTH IN THE CITY OF ANACORTES, WASHINGTON, 220 FEET SOUTH OF THE SOUTH LINE OF 38TH STREET, OR 516 FEET SOUTH OF THE SOUTH LINE OF 37TH STREET; THENCE WEST 178.84 FEET; THENCE NORTH 15 FEET; THENCE EAST 178.84 FEET, MORE OR LESS, TO THE WEST LINE OF 'V' AVENUE; THENCE SOUTH ALONG WEST LINE OF 'V' AVENUE TO THE POINT OF BEGINNING. TITLE TO SAID PREMISES IS VESTED IN ERIK DANIEL WERMUS, A SINGLE PERSON BY DEED FROM JAMES R. CHOATE AND PRISCILLA S. CHOATE, HUSBAND AND WIFE DATED 5/12/2004 AND RECORDED 5/18/2004 AS INSTRUMENT NO. 200405180084.



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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 04/20/2046
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).

Erik Daniel Wermus
ERIK DANIEL WERMUS Grantor

4/20/08
Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Snohomish } ss.

I hereby certify that I know or have satisfactory evidence that Erik Daniel Wermus is/are the

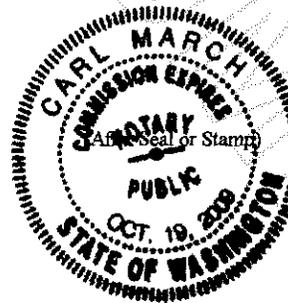
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4/20/08

Carl March
(Signature)

Carl March - Notary Public
(Print name and include title)

My Appointment expires: Oct 19 2009



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

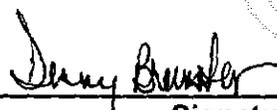
Name of Notary: **CARL MARCH**

Commission Number: **N/A**

Commission Expires: **OCT 19, 2009**

Date & Place of Notary Execution: **APRIL 20, 2006 SNOHOMISH COUNTY, WA**

Date & Place of This Execution: **4/24/2006 Washington County, OR**



Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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