



200605220055
Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Grantor(s) THOMAS HAMER AND CHRISTINE HAMER, HUSBAND AND WIFE

Grantee(s) Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description PTN NE 1/4 of NE 1/4, SEC 30, T34N, W M Skagit Co., WA

Assessor's Property Tax Parcel or Account Number 34043002710002

Reference Numbers of Documents Assigned or Released

Trustee Wells Fargo Financial National Bank



Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20060863310365

Space Above This Line For Recording Data
Account number: 650-650-1437268-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is APRIL 21, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **THOMAS HAMER AND CHRISTINE HAMER, HUSBAND AND WIFE** whose address is: **19997 SR 9, MOUNT VERNON, WASHINGTON 98274**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

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:
Assessor's Property Tax Parcel Account Number(s): **34043002710002**

with the address of **1510 SOUTH 3RD STREET, MT VERNON, WASHINGTON 98273** and parcel number of **34043002710002** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, 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 **\$ 162,000.00** 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 MAY 20, 2031.

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

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February 1, 1997, and recorded on 2/6/1997 as Auditor's File Number 9702060051 in Book 1626 at Page 614 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.

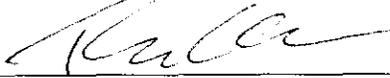
- 5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.
- 6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated 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).


Grantor **THOMAS HAMER** 4/21/04
Date


Grantor **CHRISTINE HAMER** 4/21/06
Date

Grantor Date

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Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT ss.

I hereby certify that I know or have satisfactory evidence that

THOMAS HAMER And CHRISTINE HAMER

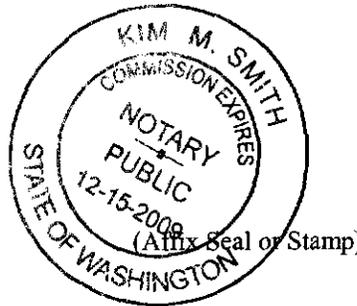
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/~~they~~ signed this instrument and acknowledged it to be his/her/~~they~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 21st, 2006

Kim M Smith
(Signature)

Kim M. Smith
(Print name) NOTARY PUBLIC

My Appointment expires: 12/15/09.



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR THEREIN: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THIRD STREET AS THE SAME IS LAID OUT AND ESTABLISHED, 220 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF THIRD STREET, 40 FEET; THENCE EAST AT RIGHT ANGLES TO SAID THIRD STREET TO A POINT 12 FEET WEST OF THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY; THENCE SOUTHERLY PARALLEL WITH SAID RAILWAY RIGHT-OF-WAY LINE TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.
ABBREVIATED LEGAL PROVIDED AS A COURTESY PTN NE 1/4 OF NE 1/4, SEC. 30, T34N, R4E, W.M., SKAGIT CO., WA.
ASSESSOR'S PARCEL NO: 34043002710002



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