



200605310218

Skagit County Auditor

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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Grantor(s) JOSEPH MICHAEL HART

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

Legal Description *ptn lot 14 & all 15, cap Santa Park*
Add.

Assessor's Property Tax Parcel or Account Number *P118825*

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
EVELYN MESTAS
DOCUMENT PREPARATION
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719-536-3800

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State of Washington
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Account number: 650-650-1948165-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 30, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **JOSEPH MICHAEL HART** whose address is: **2 VQ FPO, APT 96601, OAK HARBOR, WASHINGTON 98278-0000**

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):

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$480,000.00 recording concurrently herewith.

with the address of 305 3RD ST, ANACORTES, WASHINGTON 98221-0000 and parcel number of 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 \$ 80,000.00 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 30, 2046.

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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 **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.

☐ 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).

Grantor Joseph Michael Hart 5-30-06
JOSEPH MICHAEL HART Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____



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Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT ss.

I hereby certify that I know or have satisfactory evidence that

JOSEPH MICHAEL HART

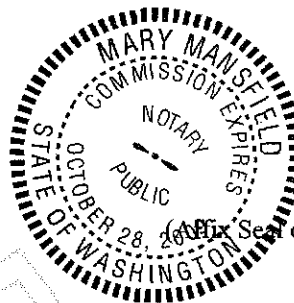
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-30, 2006

(Signature)

Mary Mansfield
(Print name) **NOTARY PUBLIC**

My Appointment expires: 10-28-06



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EXHIBIT 'A'

Lot 15, TOGETHER WITH the Southeasterly 20 feet of Lot 14, as measured at right angles and parallel with the line between Lots 14 and 15, CAP SANTE PARK ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 4 of Plats, page 52, records of Skagit County, Washington;

(Also known as Tract B of a Survey recorded April 8, 2004, under Auditor's File No. 200404080105, records of Skagit County, Washington).

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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