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Skagit County Auditor

6/5/2006 Page 1 of 3 11:30AM

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

State of Washington

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REFERENCE # 20061167200208 ACCOUNT #: 0651-651-0122838-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/10/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
DELVIN R. RADDER AND MARILYN K. RADDER, HUSBAND AND WIFE

whose address is: 9557 GLENWOOD ACRES 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:

TRACT B OF 'GLENWOOD ACRES PLAT, SKAGIT COUNTY, WASHINGTON', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 95, RECORDS OF SKAGIT COUNTY. SITUATE IN THE COUNTY OF SKAGIT COUNTY, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN DELVIN R. RADDER AND MARILYN K. RADDER, HUSBAND AND WIFE BY DEED FROM GEORGIA LAI, DIANE SCHWICHTENBERG, EILEEN RENNER, AND MICHAEL O'BRIEN, AS TENANTS-IN-COMMON, AS THEIR SEPARATE ESTATES, DATED 11/4/1992 AND RECORDED 11/10/1992 AS INSTRUMENT NO. 9211100136 IN BOOK 1133 PAGE 0376

with the address of 9557 GLENWOOD ACRES RD SEDRO WOOLLEY, WA 98284

and parcel number of P65563

together with all rights,

casements, 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 \$ 50,000.00 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 05/10/2046

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).

<u>Delvin R. Radder</u> DELVIN R RADDER	Grantor	<u>5-10-06</u> Date
<u>Marilyn K. Radder</u> MARILYN K RADDER	Grantor	<u>5/10/06</u> 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
Delvin R Radder and Marilyn K Radder 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: 05.10.2006
Vera F. Shevchenko
(Signature)
VERA F. SHEVCHENKO
(Print name and include title)
My Appointment expires: Dec 31, 2009

