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Skagit County Auditor

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5 11:52AM

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121450-PE

LAND TITLE OF SKAGIT COUNTY

DEED OF TRUST

**Trustor(s)
PERSON**

HENDRIK C. WEYNANDS, A MARRIED

Wells Fargo Bank

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Legal Description Lot 70 Maddox Creek

Assessor's Property Tax Parcel or Account Number 4681-000-070-0000

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



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Documents Processed 06-12-2006, 17:12:12

Prepared by:
Wells Fargo Bank, N.A.
KATHERINE TUAZON
DOCUMENTS PREPARATIONS
526 CHAPEL HILL DRIVE
COLORADO SPRINGS, COLORADO 80920
866-452-3913

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State of Washington
REFERENCE #: 20061527800218

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Account number: 650-650-2114783-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **JUNE 12, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **HENDRIK C. WEYNANDS, A**
MARRIED PERSON whose address is: **102 S 7TH #C, MOUNT VERNON, WASHINGTON 98273-0000**

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): **4681-000-070-0000**

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$396,375.00 recording concurrently herewith. Recorded under Auditors File: 200606140064

with the address of **2004 LINDSAY LOOP, MOUNT VERNON, WASHINGTON 98274-0000** and parcel number of **4681-000-070-0000** 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 **\$ 105,700.00** 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is June 12, 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 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).

Hendrik C Weynands 6-13-06
Grantor **HENDRIK C WEYNANDS** Date

Kimberly K. Weynands 6-13-06
Grantor **KIMBERLY K. WEYNANDS** Date

Grantor Date

Grantor Date

Grantor Date

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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

HENDRIK C WEYNANDS AND KIMBERLY K. WEYNANDS

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.

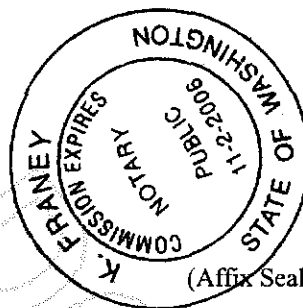
Dated: **June 13,** 2006

(Signature)

K. FRANEY

(Print name) NOTARY PUBLIC

My Appointment expires: **11-02-06**



(Affix Seal or Stamp)

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Escrow No.: 121450-PE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 70, "MADDOX CREEK P.U.D. PHASE 1," as per plat recorded in Volume 16 of Plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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