



200606190108

Skagit County Auditor

6/19/2006 Page 1 of 4 9:59AM

**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) AMY SCHMITT, A SINGLE PERSON**

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

*Wells Fargo Financial National Bank*  
**Legal Description TRACT 2 OF MOUNT VERNON SHORT PLAT NO MV-1-92, APPROVED FEBRUARY 7, 1992 AND RECORDED FEBRUARY 10, 1992 UNDER AUDITOR'S FILE NO. 9202100078 IN VOLUME 10 OF SHORT PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN AMY SCHMITT, A SINGLE PERSON BY DEED FROM JOHN D. MINOR AND SHANNON D. MINOR, HUSBAND AND WIFE DATED 3/26/2002 AND RECORDED 4/4/2002 AS INSTRUMENT NO. 200204040162.**

**Assessor's Property Tax Parcel or Account Number P100521**

**Reference Numbers of Documents Assigned or Released**

WADEED - short (06/2002) CDPv.1



1/4

Documents Processed 05-30-2006, 15:36:15

Prepared by:  
Wells Fargo Bank, N.A.  
KIMBERLY WOOD  
WELLS FARGO BANK  
18700 NW WALKER RD  
BEAVERTON, OREGON 97006  
503-614-6397

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

State of Washington  
REFERENCE #: 20061427200229

Space Above This Line For Recording Data  
Account number: 651-651-0229070-1XXX

## 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"): **AMY SCHMITT, A SINGLE PERSON** whose address is: **830 N 18TH ST, MOUNT VERNON, WASHINGTON 98273-3046**

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): **P100521**  
**TRACT 2 OF MOUNT VERNON SHORT PLAT NO MV-1-92, APPROVED FEBRUARY 7, 1992 AND RECORDED FEBRUARY 10, 1992 UNDER AUDITOR'S FILE NO. 9202100078 IN VOLUME 10 OF SHORT PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN AMY SCHMITT, A SINGLE PERSON BY DEED FROM JOHN D. MINOR AND SHANNON D. MINOR, HUSBAND AND WIFE DATED 3/26/2002 AND RECORDED 4/4/2002 AS INSTRUMENT NO. 200204040162.**

with the address of **830 N 18TH ST, MOUNT VERNON, WASHINGTON 98273** and parcel number of **P100521** 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 **\$ 90,000.00** together with all interest thereby accruing, as set forth in the

WADEED - short (06/2002) CDPv.1



200606190108  
Skagit County Auditor

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.

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).

  
Grantor **AMY SCHMITT**

5/31/06  
Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

WADEED - short (06/2002) CDPv.1



200606190108  
Skagit County Auditor

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

**AMY SCHMITT**

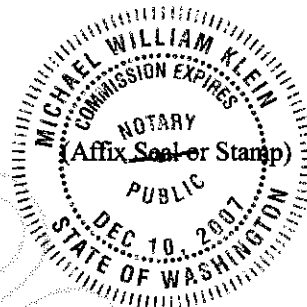
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5/31/, 2006

Michael William Klein  
(Signature)

MICHAEL WILLIAM KLEIN  
(Print name) NOTARY PUBLIC

My Appointment expires: 12.10.07



WADEED – short (06/2002) CDPv.1



200606190108  
Skagit County Auditor

6/19/2006 Page

4 of

4 9:59AM