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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) RICKY K. YAMAUCHI AND ALLYSON C. YAMAUCHI, HUSBAND AND WIFE

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

Wells Fargo Financial National Bank
Legal Description LOT 50 'PLAT OF COUNTRY AIRE PHASE 1', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN RICKY K. YAMAUCHI AND ALLYSON C. YAMAUCHI, HUSBAND AND WIFE BY DEED FROM IONE WARD, A SINGLE PERSON DATED 12/26/2001 AND RECORDED 12/28/2001 AS INSTRUMENT NO. 200112280057.

Assessor's Property Tax Parcel or Account Number 4605-000-050-0009

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20061367200124

Space Above This Line For Recording Data
Account number: 651-651-0206680-1XXX

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 26, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **RICKY K. YAMAUCHI AND ALLYSON C. YAMAUCHI, HUSBAND AND WIFE** whose address is: **1312 E GILKEY RD, BURLINGTON, WASHINGTON 98233-2436**

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): **4605-000-050-0009**
LOT 50 'PLAT OF COUNTRY AIRE PHASE 1', AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TITLE TO SAID PREMISES IS VESTED IN RICKY K. YAMAUCHI AND ALLYSON C. YAMAUCHI, HUSBAND AND WIFE BY DEED FROM IONE WARD, A SINGLE PERSON DATED 12/26/2001 AND RECORDED 12/28/2001 AS INSTRUMENT NO. 200112280057.

with the address of **1312 EAST GILKEY ROAD, BURLINGTON, WASHINGTON 98233** and parcel number of **4605-000-050-0009** 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 **\$ 70,000.00** 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

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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 26, 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).

Allyson C. Yamauchi 5/26/2006
Grantor ALLYSON C YAMAUCHI Date

Ricky K Yamauchi 5/26/06
Grantor RICKY K YAMAUCHI 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

ALLYSON C YAMAUCHI And RICKY K YAMAUCHI

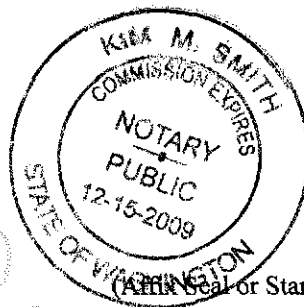
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 26, 2006

Kim M. Smith
(Signature)

Kim M. Smith
(Print name) **NOTARY PUBLIC**

My Appointment expires: 12/15/09.



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