



200606230058

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5 10:03AM

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

DEED OF TRUST

Grantor(s) NIKOLAY ONISHCHUCK AND VERA ONISHCHUCK, HUSBAND AND WIFE

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

Legal Description LOT 64 THE MEADOW PHASE I V16 P1-7

Assessor's Property Tax Parcel or Account Number P106523

Reference Numbers of Documents Assigned or Released

Trustee - Wells Fargo Financial National Bank

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Documents Processed 05-25-2006, 11:52:29

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Wells Fargo Bank, N.A.
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State of Washington
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Account number: 650-650-1912336-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

GRCA

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 25, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **NIKOLAY ONISHCHUCK AND VERA ONISHCHUCK, HUSBAND AND WIFE** whose address is: **2206 E MEADOW BLVD, MOUNT VERNON, WASHINGTON 98273**

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): **P106523**
LOT 64 THE MEADOW PHASE I V16 P1-7 ✓

with the address of 2206 EAST MEADOW BOULEVARD, MOUNT VERNON, WASHINGTON 98273 and parcel number of P106523 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 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 25, 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.

☐ 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 **NIKOLAY ONISHCHUCK**

Date

05-25-06


Grantor **VERA ONISHCHUCK**

Date

05-25-06

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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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

NIKOLAY ONISHCHUCK And VERA ONISHCHUCK

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: 5/25/2006, 2006

Allyson C. Yamauchi
(Signature)

Allyson C. Yamauchi
(Print name) **NOTARY PUBLIC**

My Appointment expires: 4-11-2007



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Exhibit A

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF
SKAGIT, STATE OF WASHINGTON: LOT 64, "THE MEADOW - PHASE II",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES
1 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED
LEGAL: LOT 64 THE MEADOW PHASE I V16 P1-7**



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