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Skagit County Auditor

7/10/2006 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

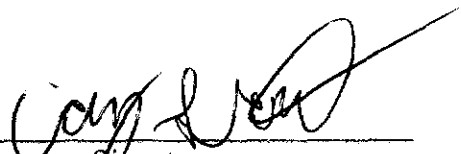
Trustor(s) ROGELIO PONCE RODRIGUEZ, A MARRIED MAN AS HIS SEPARATE ESTATE, AND MARIA EUGENIA PONCE, A NON-VESTED SPOUSE

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

Wells Fargo Bank
Legal Description LOT 3 SHORT PLAT NO. MV-7-93, APPROVED NOVEMBER 19, 1993, RECORDED NOVEMBER 19, 1993, IN BOOK 11 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 9311190114 AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. TITLE TO SAID PREMISES IS VESTED IN ROGELIO PONCE RODRIGUEZ, A MARRIED MAN AS HIS SEPARATE ESTATE BY DEED FROM MA EUGENIA PONCE CASTANEDA ALSO KNOWN AS MARIA E. CASTANEDA-GONZALES, DATED 9/10/2004 AND RECORDED 9/10/2004 AS INSTRUMENT NO. 200409100128.

Assessor's Property Tax Parcel or Account Number P103993

Reference Numbers of Documents Assigned or Released


Signature

Reference: 20061577300596

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1/4

Documents Processed 06-12-2006, 19:14:05

Prepared by:
Wells Fargo Bank, N.A.
KURT ASLAKSON

18700 NW WALKER RD., #92
BEAVERTON, OREGON 97006
503-614-3575

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

State of Washington
REFERENCE #: 20061577300596

Space Above This Line For Recording Data
Account number: 651-651-0291179-1XXX

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"): **ROGELIO PONCE RODRIGUEZ, A MARRIED MAN AS HIS SEPARATE ESTATE, AND MARIA EUGENIA PONCE, A NON-VESTED SPOUSE** whose address is: **116 S 25TH ST, MOUNT VERNON, WASHINGTON 98274-4707**

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): **P103993**
LOT 3 SHORT PLAT NO. MV-7-93, APPROVED NOVEMBER 19, 1993, RECORDED NOVEMBER 19, 1993, IN BOOK 11 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 9311190114 AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. TITLE TO SAID PREMISES IS VESTED IN ROGELIO PONCE RODRIGUEZ, A MARRIED MAN AS HIS SEPARATE ESTATE BY DEED FROM MA EUGENIA PONCE CASTANEDA ALSO KNOWN AS MARIA E. CASTANEDA-GONZALES, DATED 9/10/2004 AND RECORDED 9/10/2004 AS INSTRUMENT NO. 200409100128.

with the address of 116 S 25TH ST, MOUNT VERNON, WASHINGTON 98274 and parcel number of P103993 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.

WADEED - short (06/2002) CDPv.1



200607100030
Skagit County Auditor

7/10/2006 Page 2 of 4 9:59AM

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 **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).


Grantor **ROGELIO PONCE RODRIGUEZ**

6/14/06
Date

MARIA Eugenia Ponce
Grantor **MARIA EUGENIA PONCE**

06-14-06
Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



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Skagit County Auditor

Grantor

Date

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

ROGELIO PONCE RODRIGUEZ And MARIA EUGENIA PONCE

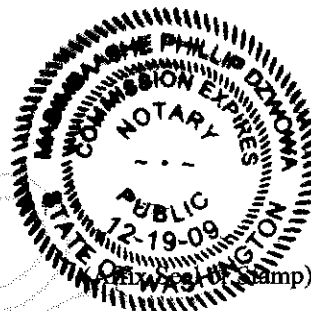
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 06-14, 2006

Masimbaeshe Phillip Dzawwa
(Signature)

Masimbaeshe Phillip Dzawwa
(Print name) NOTARY PUBLIC

My Appointment expires: 12-19-2009



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