



200607120040
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

Trustor(s) TRAVIS J. WALKUP AND ROSEMARY E. WALKUP, HUSBAND AND WIFE

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

Beneficiary: Wells Fargo Bank

Legal Description THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET SOUTH OF THE NORTHWEST CORNER; THENCE SOUTH A DISTANCE OF 178 FEET; THENCE EAST A DISTANCE OF 290 FEET; THENCE NORTH A DISTANCE OF 178 FEET TO A POINT 25 FEET SOUTH OF THE NORTH LINE; THENCE WEST A DISTANCE OF 290 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THAT CERTAIN TRACT OF LAND AS CONVEYED TO T. NAGATANI AND ROSIE NAGATANI, HUSBAND AND WIFE, BY INSTRUMENT RECORDED JUNE 5, 1961, UNDER AUDITOR'S FILE NO. 608453, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON, ABBREVIATED LEGAL: NW1/4 SE1/4, S33 T35 R4W, W.M.

Assessor's Property Tax Parcel or Account Number P38224

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.

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State of Washington
REFERENCE #: 20061367300698

Space Above This Line For Recording Data
Account number: 651-651-0319111-1XXX

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 16, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **TRAVIS J. WALKUP AND ROSEMARY E. WALKUP, HUSBAND AND WIFE** whose address is: **20308 LAFAYETTE RD, BURLINGTON, WASHINGTON 98233-1580**

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): **P38224**

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET SOUTH OF THE NORTHWEST CORNER; THENCE SOUTH A DISTANCE OF 178 FEET; THENCE EAST A DISTANCE OF 290 FEET; THENCE NORTH A DISTANCE OF 178 FEET TO A POINT 25 FEET SOUTH OF THE NORTH LINE; THENCE WEST A DISTANCE OF 290 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THAT CERTAIN TRACT OF LAND AS CONVEYED TO T. NAGATANI AND ROSIE NAGATANI, HUSBAND AND WIFE, BY INSTRUMENT RECORDED JUNE 5, 1961, UNDER AUDITOR'S FILE NO. 608453, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: NW1/4 SE1/4, S33 T35 R4W, W.M.

with the address of 20308 LAFAYETTE RD, BURLINGTON, WASHINGTON 98233 and parcel number of P38224 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.

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3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 45,000.00 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 16, 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 TRAVIS J WALKUP 6/17/06 Date

Grantor ROSEMARY E WALKUP 6/17/06 Date

Grantor _____ Date

Grantor _____ Date

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Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF Whatcom ~~SKAGIT~~ ss.

I hereby certify that I know or have satisfactory evidence that

TRAVIS J WALKUP And ROSEMARY E. WALKUP

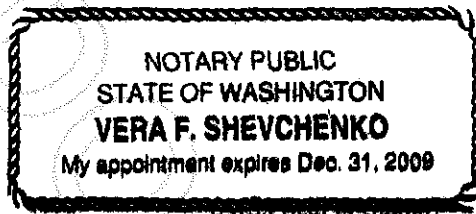
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 06.17 2006

(Signature)

VERA F SHEVCHENKO
(Print name) NOTARY PUBLIC

My Appointment expires: Dec 31, 2009



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