



200607170068
Skagit County Auditor

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REFERENCE # 20061107100632 **ACCOUNT #:** 0650-650-1582386-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Short Deed of Trust ("Security Instrument") is 06/05/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
JEFF D. HAMILTON AND JOAN HAMILTON, HUSBAND AND WIFE.

whose address is: 9872 PULVER RD BURLINGTON, WA, 98233

TRUSTEE: Wells Fargo Financial National Bank
2324 Overland Ave. , BILLINGS, MT 59102

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107

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:

PTN. SE SE, SEC 24, T35N R3EWN AND PTN. NE NE, SEC 25, T35N, R3EWM

with the address of 9872 PULVER RD BURLINGTON, WA 98233 and parcel number of 350324-0-029-005, 350325-1-001-0004 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

EQ249A (11/2005)

WASHINGTON - DEED OF TRUST

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 \$82,000.00 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 06/05/2046
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 February 6, 1997 as Auditor's File Number 9702060051 in Book 1626 at Page 0614 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.

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.

- Third Party Rider
 Leasehold Rider
 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).

<u>Jeffery D. Hamilton</u> JEFFERY D. HAMILTON	Grantor	<u>6/19/06</u> Date
<u>Joan A. Hamilton</u> JOAN A. HAMILTON	Grantor	<u>6/14/06</u> Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
STATE OF _____, COUNTY OF _____ } ss.
I hereby certify that I know or have satisfactory evidence that _____ 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: _____

(Signature)

(Print name and include title)

My Appointment expires: _____

(Affix Seal or Stamp)



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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Alaska

4th Jud. Dist County

On 6/9/06 before me,
Derek A Johnson, Notary Public personally appeared:

Jeffery D Hamilton

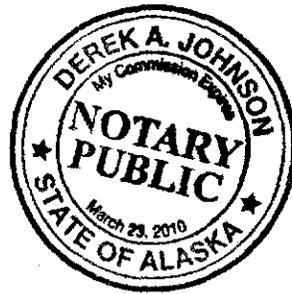
personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Derek Johnson

Name (print): Derek Johnson

My commission expires: 03/23/2010



STATE OF Washington

Skagit County

On June 14, 2006 before me,
Cheryl L. Wolslegel, Notary Public personally appeared:

Jean A Hamilton

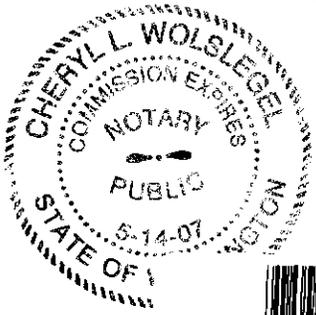
personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Cheryl Wolslegel

Name (print): Cheryl L. Wolslegel

My commission expires: 5/14/07



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Exhibit A

Reference #: 20061107100632

Acct #: 0650-650-1582386-1998

UNRECORDED

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLIAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH ALONG THE EAST LINE THEREOF, 761.5 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RONALD G. WHITON AND PATRICIA A WHITON, HUSBAND AND WIFE, BY DEED RECORDED APRIL 5, 1973, UNDER AUDITORS FILE NO. 783042, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF SAID WHITON TRACT 195 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO A POINT THAT IS 333.6 FT SOUTH OF LINE DRAWN WEST FROM A POINT ON THE EAST LINE OF SAID SUBDIVISION, THAT IS 11.011.5 FT NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 635.2 FEET, MORE OR LESS, TO THE RIGHT OF WAY OF OLD HIGHWAY 99; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY, 872.1 FT, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 24; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING EXCEPT THE NORTH 13 FT THEREOF; AND EXCEPT ROAD ALONG THE EAST LINE THEREOF; AND ALSO EXCEPT DITCH RIGHT OF WAY. SITUATED SKAGIT COUNTY, WASHINGTON EXCEPT B

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLIAMETTE MERIDIAN, LYING NORTHEASTERLY LINE OF THE STATE HIGHWAY; EXCEPT ROAD ALONG THE EAST LINE THEREOF. SITUATED IN SKAGIT COUNTY, WASHINGTON

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