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Billings, MT 59107-9900

CHICAGO TITLE IC39169

DEED OF TRUST

Trustor(s) STEVEN P. SONNENBERG AND JANIS C. SONNENBERG, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102
WELLS FARGO BANK, N.A. Lender

Legal Description Lot 12, Plat of CHEUNG-MAVAR'S SKYLINE NO. 21, and a
ptn. Gov. Lot 2, Sec. 27, T35N, R1EWM

Assessor's Property Tax Parcel or Account Number P83312 / 4486-000-012-0001

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



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Documents Processed 07-11-2006, 13:54:59

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State of Washington
REFERENCE #: 20061847700043

Space Above This Line For Recording Data
Account number: 650-650-2467231-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 14, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **STEVEN P. SONNENBERG AND JANIS C. SONNENBERG, HUSBAND AND WIFE** whose address is: **635 S COUNTY LINE RD, HINSDALE, ILLINOIS 60521-0000**

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): **P83312 / 4486-000-012-0001**

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$1,000,000.00 recording concurrently herewith.

with the address of 4900 CROATIAN WAY, ANACORTES, WASHINGTON 98221-0000 and parcel number of P83312 / 4486-000-012-0001 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 **\$ 216,000.00** 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is July 14, 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 **STEVEN F SONNENBERG**

7/14/06
Date


Grantor **JANIS C SONNENBERG**

7-14-06
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

STEVEN P SONNENBERG And JANIS C SONNENBERG

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: July 14, 20 2006

(Signature)

DONNA M. Todd
(Print name) NOTARY PUBLIC

My Appointment expires: 05-31-2008

(Affix Seal or Stamp)

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EXHIBIT "A"

Lot 12, CHEUNG-MAVARS SKYLINE NO. 21, according to the plat thereof recorded in Volume 14 of Plats, pages 26 and 27, records of Skagit County, Washington.

TOGETHER WITH all that portion of Government Lot 2, Section 17, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the most Southerly corner of Lot 16, SKYLINE NO. 20, according to the plat recorded in Volume 10 of Plats, page 5, records of Skagit County, Washington;

Thence South 82°35'53" East for 35.283 feet to the most Easterly corner of Lot 12 of Cheung-Mavar's Skyline No. 21, according to the plat thereof recorded in Volume 14 of Plats, page 26, and the true point of beginning;

Thence continuing South 82°35'53" East 31.25 feet;

Thence South 37°34'45" West 196.386 feet to the Northerly line of Tract No. 2, Plate No. 3, of tide and shore lands of Section 27, Township 35 North, Range 1 East of the Willamette Meridian;

Thence North 54°28'57" West along said Northerly line, 27.015 feet, to the most Southerly corner of said Lot 12;

Thence North 37°34'45" East along the Easterly line of said Lot 12, for 180.706 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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