



200608070117
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) **BRIAN J. GARVER AND CYNDA C. GARVER, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY, WHO ACQUIRED TITLE AS, BRIAN GARVER AND CYNDA GARVER, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY**

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

Wells Fargo Bank

Legal Description (A) **THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING EAST OF THE CENTER LINE OF CHILD'S CREEK, AS IT EXISTED AUGUST 15, 1961, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1, WHERE THE SAME IS INTERSECTED BY THE SOUTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 300 FEET; THENCE SOUTH 700 FEET THENCE EAST 300 FEET TO THE EAST LINE OF SAID LOT 1, AND THE TRUE POINT OF BEGINNING OF THIS DECIPTION ; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 217.27 FEET; THENCE WEST 200.49 FEET TO A POINT THAT IS 208.71 FEET EAST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED TO CONTINUE ONTO THE ATTACHED EXHIBIT A**

Assessor's Property Tax Parcel or Account Number **P41582 and P41581**

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
ROSE LUPER
SPS II
18700 NW WALKER RD
BEAVERTON, OREGON 97006
503-614-5830

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Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20061707200143

Space Above This Line For Recording Data
Account number: 651-651-0395467-0XXX

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 5, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **BRIAN J. GARVER AND CYNDA C. GARVER, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY, WHO ACQUIRED TITLE AS, BRIAN GARVER AND CYNDA GARVER, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY** whose address is: 1500-A E COLLEGE WAY, APT 496, MT 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): **P41582 and P41581**
(A) THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING EAST OF THE CENTER LINE OF CHILD'S CREEK, AS IT EXISTED AUGUST 15, 1961, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1, WHERE THE SAME IS INTERSECTED BY THE SOUTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 300 FEET; THENCE SOUTH 700 FEET THENCE EAST 300 FEET TO THE EAST LINE OF SAID LOT 1, AND THE TRUE POINT OF BEGINNING OF THIS DECRPTION ; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 217.27 FEET; THENCE WEST 200.49 FEET TO A POINT THAT IS 208.71 FEET EAST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED TO CONTINUE ONTO THE ATTACHED EXHIBIT A

with the address of **8078 ROBINSON RD, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P41582 and P41581** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas

WADEED - short (06/2002) CDPv.1



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EXHIBIT A

Reference: 20061707200143

Account: 651-651-0395467-0001

Legal Description:

(A) THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING EAST OF THE CENTER LINE OF CHILD'S CREEK, AS IT EXISTED AUGUST 15, 1961, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1, WHERE THE SAME IS INTERSECTED BY THE SOUTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 300 FEET; THENCE SOUTH 700 FEET THENCE EAST 300 FEET TO THE EAST LINE OF SAID LOT 1, AND THE TRUE POINT OF BEGINNING OF THIS DECRPTION ; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 217.27 FEET; THENCE WEST 200.49 FEET TO A POINT THAT IS 208.71 FEET EAST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 19, 1954 AND RECORDED UNDER AUDITOR'S FILE NO. 500630, THENCE SOUTH PARALLEL TO AND 208.72 FEET EAST OF THE EAST LINE OF SAID ROAD RIGHT OF WAY 217.27 FEET THENCE EAST 200.49 FEET TO THE TRUE POINT OF BEGINNING. (B) PART OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING EAST OF THE CENTER LINE OF CHILD'S CREEK AS IT EXISTED AUGUST 15, 1961, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1 WHERE THERE SAME IS INTERSECTED BY THE SOUTH LINE OF THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 300 FEET; THENCE SOUTH 430 FEET; THENCE EAST 30 FEET TO CENTER OF A CERTAIN CREEK RUNNING THROUGH SAID LOT 1; THENCE SOUTH 10 FEET ALONG THE CENTER OF THE CREEK TO THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO KYLE WATTS AND CARMON WATTS, HIS WIFE, BY DEED RECORDED NOVEMBER 27, 1957, UNDER AUDITOR'S FILE NO. 558972, THENCE EAST ALONG THE NORTH LINE OF SAID WATTS TRACT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID WATTS TRACT TO THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO FRANK H. BRYSON, BY DEED RECORDED APRIL 3, 1957, UNDER AUDITOR'S FILE NO. 549483; THENCE EAST ALONG THE NORTH LINE OF SAID BRYSON TRACT 200.49 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED MAY 4, 1960

Exhibit A, CDP.V1 07/2004



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AND RECORDED JUNE 3, 1960, UNDER AUDITOR'S FILE NO. 595124. TITLE TO SAID PREMISES IS VESTED IN BRIAN AND CYNDA GARVER, AS THEIR SEPARATE ESTATE BY DEED FROM PATRICIA ANN TAYLOR, AS HER SEPARATE PROPERTY DATED 2/16/2003 AND RECORDED 2/21/2003 AS INSTRUMENT NO. 200302210016.

Exhibit A, CDP.V1 07/2004



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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 \$ 27,750.00 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 JULY 15, 2036.
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 **BRIAN J GARVER** 07-13-06
Date


Grantor **CYNDA C GARVER** 7/13/06
Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



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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

BRIAN J GARVER And CYNDA C GARVER

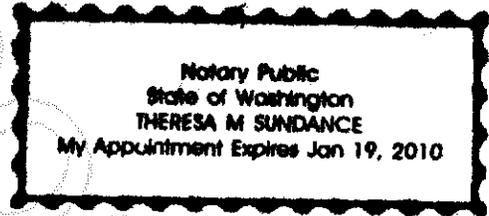
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 13, 2006

Theresa M. Sundance
(Signature)

Theresa M. Sundance
(Print name) NOTARY PUBLIC

My Appointment expires: 1/19/2010



(Affix Seal or Stamp)

