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Skagit County Auditor

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4 10:32AM

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**DEED OF TRUST**

**Trustor(s)** LISA MARIE MATTHEWS AND ROBERT WILLIAM MATTHEWS, WIFE AND HUSBAND

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

**Legal Description** LOT 8, 'PLAT OF ESTATES AT SUMMIT PARK, DIVISION II', AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 162 AND 163, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN LISA MARIE MATHEWS AND ROBERT WILLIAM MATHEWS, WIFE AND HUSBAND BY DEED FROM THOMAS POWROZNIK AND AMY JEAN POWROZNIK, HUSBAND AND WIFE GREGORY T. LESTER, AS HIS SEPARATE ESTATE DATED 4/05/1998 AND RECORDED 4/10/1998 AS INSTRUMENT NO. 9804100055 IN BOOK 1795 PAGE 0469.

**Assessor's Property Tax Parcel or Account Number** R111121

**Reference Numbers of Documents Assigned or Released**

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Documents Processed 07-26-2006, 12:15:23

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State of Washington  
REFERENCE #: 20061997500117

Space Above This Line For Recording Data  
Account number: 654-654-2817716-1XXX

**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 26, 2006 and the parties are as follows:  
TRUSTOR ("Grantor"): **LISA MARIE MATTHEWS AND ROBERT WILLIAM MATTHEWS, WIFE AND HUSBAND** whose address is: **8524 SOUTHRIDGE PL, ANACORTES, WASHINGTON 98221-8357**

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): **R111121**  
**LOT 8, 'PLAT OF ESTATES AT SUMMIT PARK, DIVISION II', AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 162 AND 163, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN LISA MARIE MATHEWS AND ROBERT WILLIAM MATHEWS, WIFE AND HUSBAND BY DEED FROM THOMAS POWROZNIK AND AMY JEAN POWROZNIK, HUSBAND AND WIFE GREGORY T. LESTER, AS HIS SEPARATE ESTATE DATED 4/05/1998 AND RECORDED 4/10/1998 AS INSTRUMENT NO. 9804100055 IN BOOK 1795 PAGE 0469.**

with the address of **8524 SOUTHRIDGE PLACE, ANACORTES, WASHINGTON 98221** and parcel number of **R111121** 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 **\$ 78,000.00** 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

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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 26, 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).

Lisa Marie Matthews 7/26/06  
Grantor **LISA MARIE MATTHEWS** Date

Robert William Matthews 7/26/06  
Grantor **ROBERT WILLIAM MATTHEWS** 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

**LISA MARIE MATTHEWS And ROBERT WILLIAM MATTHEWS**

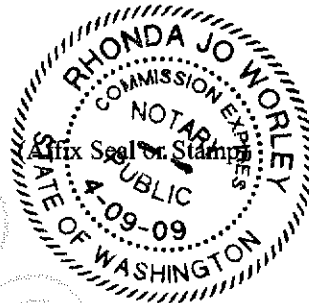
is/are the person(s) who appeared before me and said person(s) acknowledged that ~~he/she~~ they signed this instrument and acknowledged it to be ~~his/her~~ their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 26, 20 06

Rhonda Jo Worley  
(Signature)

RHONDA JO WORLEY  
(Print name) NOTARY PUBLIC

My Appointment expires: 04-09-09



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