



200608140089  
Skagit County Auditor

8/14/2006 Page 1 of 4 10:33AM

**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 ROSENAU AND ANNA P. ROSENAU, HUSBAND AND WIFE, WHO ACQUIRED  
**TITLE** AS, BRIAN ROSENAU AND ANNA PETROVNA ROSENAU, HUSBAND AND WIFE

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

*Wells Fargo Bank*  
**Legal Description** LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-076, RECORDED JULY 31, 1992,  
UNDER AUDITOR'S FILE NO. 9207310037, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 4 EAST,  
W.M., TOGETHER WITH A NON-EXCLUSIVE 30 FOOT EASEMENT AS DELINEATED ON THE  
FACE OF SAID SHORT PLAT. TITLE TO SAID PREMISES IS VESTED IN BRIAN ROSENAU AND  
ANNA PETROVNA ROSENAU, HUSBAND AND WIFE BY DEED FROM BRIAN ROSENAU, AS HIS  
SEPARATE ESTATE DATED 7/14/2003 AND RECORDED 7/18/2003 AS INSTRUMENT NO.  
200307180043.

**Assessor's Property Tax Parcel or Account Number** P109424

**Reference Numbers of Documents Assigned or Released**

WADEED - short (06/2002) CDPv.1



1/4

Documents Processed 07-19-2006, 14:26:31

Prepared by:  
Wells Fargo Bank, N.A.  
ROSE LUPER  
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BEAVERTON, OREGON 97006  
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State of Washington  
REFERENCE #: 20061747500482

Space Above This Line For Recording Data  
Account number: 651-651-0407312-1XXX

## 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 7, 2006 and the parties are as follows:  
TRUSTOR ("Grantor"): **BRIAN ROSENAU AND ANNA P. ROSENAU, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, BRIAN ROSENAU AND ANNA PETROVNA ROSENAU, HUSBAND AND WIFE** whose address is: **6449 F AND S GRADE RD, SEDRO WOOLLEY, WASHINGTON 98284-8537**

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): **P109424**  
**LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-076, RECORDED JULY 31, 1992, UNDER AUDITOR'S FILE NO. 9207310037, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., TOGETHER WITH A NON-EXCLUSIVE 30 FOOT EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT. TITLE TO SAID PREMISES IS VESTED IN BRIAN ROSENAU AND ANNA PETROVNA ROSENAU, HUSBAND AND WIFE BY DEED FROM BRIAN ROSENAU, AS HIS SEPARATE ESTATE DATED 7/14/2003 AND RECORDED 7/18/2003 AS INSTRUMENT NO. 200307180043.**

with the address of **6449 F AND S GRADE RD, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **P109424** 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.

WADEED - short (06/2002) CDPv.1



200608140089  
Skagit County Auditor

8/14/2006 Page 2 of 4 10:33AM


3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 50,000.00** 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 **July 7, 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 **BRIAN ROSENAU** 7/19/06  
Date

  
Grantor **ANNA P ROSENAU** 7/19/06  
Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

WADEED - short (06/2002) CDPv.1



200608140089  
Skagit County Auditor

8/14/2006 Page

3 of

4 10:33AM

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 ROSENAU And ANNA P ROSENAU**

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: 07.19, 2006

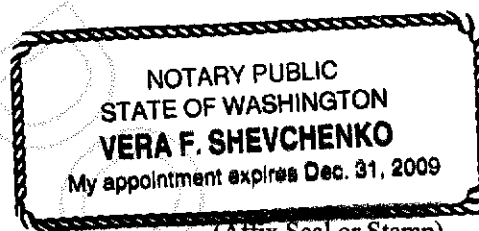
Vera F. Shevchenko

(Signature)

VERA F SHEVCHENKO

(Print name) NOTARY PUBLIC

My Appointment expires: Dec 31, 2009



(Affix Seal or Stamp)

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Skagit County Auditor  
8/14/2006 Page 4 of 4 10:33AM