



200608140122

Skagit County Auditor

8/14/2006 Page

1 of

5 10:45AM

When recorded mail to:

LSI - North Recording Division
5029 Dudley Blvd
McClellan, CA 95652
(800) 964-3524 2580997

gt.

DEED OF TRUST

Trustor(s) Steven R. Geigner and Lucinda F. Geigner, husband and wife

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

Lender - Wells Fargo

Legal Description THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES IN GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF MARINE DRIVE. BEGINNING AT A POINT WHICH IS NORTH 89 DEG 25 MIN EAST, 390.86 FEET AND SOUTH 0 DEG 35 MIN EAST, 491.4 FEET FOR THE NORTHWEST CORNER OF SAID GOVERNMENT LOT; THENCE EAST 472 FEET, MORE OR LESS, TO THE WESTERLY LINE OF OLD COUNTY ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A POINT 780 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING ON THE NORTH LINE OF THOSE PREMISES CONVEYED TO J.A. MITCHELL BY DEED DATED SEPTEMBER 7, 1905 FILED FEBRUARY 15, 1906 AS FILE NO. 55707 AND TO BE CONTINUED ONTO THE ATTACHED EXHIBIT A

Assessor's Property Tax Parcel or Account Number 358023001100016

Reference Numbers of Documents Assigned or Released

**RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE**

WADEED - short (06/2002) CDPv.1



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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 \$ 75,260.00 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 AUGUST 20, 2021.
- 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

**RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE**

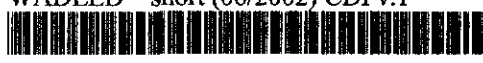
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

Lucinda F Geiger
Grantor **LUCINDA F GEIGER** 8/2/06
Date

[Signature]
Grantor **STEVEN R GEIGER** 8/2/06
Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



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Skagit County Auditor

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

LUCINDA F GEIGER And STEVEN R GEIGER

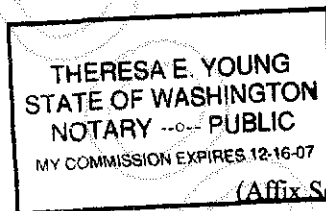
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 2, 2006

Theresa E Young
(Signature)

Theresa E Young
(Print name) NOTARY PUBLIC

My Appointment expires: 12-16-07



(Affix Seal or Stamp)



EXHIBIT A

Reference: 20061897400066

Account: 651-651-0514000-0001

Legal Description:

The following described real estate situated in the County of Skagit, State of Washington: That portion of the following described premises in Government Lot 7, Section 30, Township 35 North, Range 2 East of the Willamette Meridian, lying easterly of Marine Drive. Beginning at a point which is North 89 deg 25 min East, 390.86 feet and South 0 deg 35 min East, 491.4 feet for the northwest corner of said Government Lot; Thence East 472 feet, more or less, to the westerly line of Old County Road; Thence southerly along said westerly line to a point 780 feet South of the North line of said Government Lot 7, said point being on the North line of those premises conveyed to J.a. Mitchell by Deed dated September 7, 1905 filed February 15, 1906 as File No. 55707 and recorded in Volume 61 of Deeds at Page 194; Thence West along the North line of said J.A. Mitchell Tract to a point which lies South 0 deg 35 min East from the point of beginning; Thence North 0 deg 35 min West to the point of beginning; Except that portion of said premises conveyed to the State of Washington by Deed dated October 8, 1956 filed November 5, 1956 as File No. 543751 and recorded in Volume 282 of Deeds at Page 565. Situated in Skagit County, Washington. ***Abbreviated Legal provided as a courtesy*** Ptn Govt. Lt. 7, Sec. 30, T. 35 N., R. 2 E., W.M., Skagit Co., WA

