



200608150194

Skagit County Auditor

8/15/2006 Page 1 of 5 3:30PM

Land Title

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) RYAN C. MEDEIROS AND KRISTEN A. MEDEIROS, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102
Abbr. Legal Lot 11 and E $\frac{1}{2}$ of Lot 10, Timberline Div. 1.
Legal Description attached

Assessor's Property Tax Parcel or Account Number 4478-000-011-0002

Reference Numbers of Documents Assigned or Released

Lender: Wells Fargo Bank



Prepared by:
Wells Fargo Bank, N.A.
KATIE BROGREN
DOCUMENT PREPARER
7600 OFFICE PLAZA DRIVE
WEST DE SMOINES, IOWA 50266
515-324-8024

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

State of Washington
REFERENCE #: 20062073675196

Space Above This Line For Recording Data
Account number: 650-650-2842219-0XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 10, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **RYAN C. MEDEIROS AND KRISTEN A. MEDEIROS, HUSBAND AND WIFE** whose address is: **4030 MOODY PL, MOUNT VERNON, WASHINGTON 98274**

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 Real Property Tax Parcel Account Number(s): **4478-000-011-0002**

with the address of 4030 MOODY PL, MOUNT VERNON, WASHINGTON 98274 and parcel number of 4478-000-011-0002 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 \$ 86,000.00 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 AUGUST 10, 2016.

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

WADEED - short (06/2002) CDPv.1



2/4



200608150194
Skagit County Auditor

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 RYAN C MEDEIROS Date 8/10/06


Grantor KRISTEN A MEDEIROS Date 8.10.06

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200608150194
Skagit County Auditor

8/15/2006 Page 3 of 5 3:30PM

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF **SKAGIT** ss.

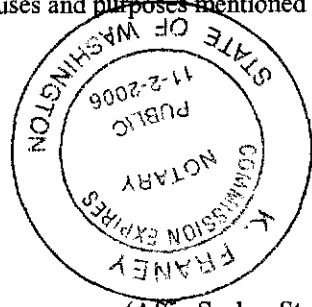
I hereby certify that I know or have satisfactory evidence that **RYAN C MEDEIROS And KRISTEN A MEDEIROS** is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/10, 2007

[Signature]
(Signature)

K FRANEY
(Print name) **NOTARY PUBLIC**

My Appointment expires: 11-02-08



(Affix Seal or Stamp)



WADEED - short (06/2002) CDPv.1



200608150194
Skagit County Auditor

Escrow No.: 120694-SE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot 11, "TIMBERLINE DIVISION I," as per plat recorded in Volume 14 of Plats, page 15, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The East ½ (as measured along the South line) of Lot 10, "TIMBERLINE DIVISION I," as per plat recorded in Volume 14 of Plats, page 15, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



200608150194
Skagit County Auditor