



200608210087

Skagit County Auditor

8/21/2006 Page

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DEED OF TRUST

Trustor(s) ROBERT J. BERGESON, AN UNMARRIED MAN

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

Legal Description (A) THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TWP. 34 NORTH, RANGE 3, EAST W.M., MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Assessor's Property Tax Parcel or Account Number P21781

Reference Numbers of Documents Assigned or Released

Wells Fargo Bank - Beneficiary

WADEED - short (06/2002) CDPv.1



1/4

Documents Processed 08-01-2006, 17:20:56

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State of Washington
REFERENCE #: 20061807100088

Space Above This Line For Recording Data
Account number: 654-654-2843936-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

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1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 1, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **ROBERT J. BERGESON, AN UNMARRIED MAN** whose address is: **17174 THEODORSON LN, MOUNT VERNON, WASHINGTON 98273-3278**

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): **P21781**
(A) THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TWP. 34 NORTH, RANGE 3, EAST W.M., MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 17174 THEODORSON LN, MOUNT VERNON, WASHINGTON 98273 and parcel number of P21781 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 \$ 25,000.00 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 15, 2016.

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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).

Robert J Bergeson 8/02/06
Grantor **ROBERT J BERGESON** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT } ss.

I hereby certify that I know or have satisfactory evidence that

ROBERT J BERGESON

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 2nd, 2006

Ry Samant
(Signature)

R Y SAMANT
(Print name) NOTARY PUBLIC

My Appointment expires: DEC 19, 2009



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EXHIBIT A

Reference: 20061807100088

Account: 654-654-2843936-0001

Legal Description:

(A) THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TWP. 34 NORTH, RANGE 3, EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 549.7 FEET SOUTH AND 620 FEET EAST OF THE WEST-QUARTER CORNER OF SAID SECTION, THENCE SOUTH 119 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 345 FEET, THENCE NORTH 119 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING, THENCE WEST 345 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET OF THE NORTH 15 FEET THEREOF. (B) THAT PORTION OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3, EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 620 FEET EAST OF THE NORTHWEST CORNER THEREOF: THENCE SOUTH 0 DEGREES 04 MINUTES WEST 26 FEET TO THE FENCE LINE AS OF FEBRUARY 20, 1956, THENCE SOUTH 89 DEGREES 56 MINUTES EAST ALONG SAID FENCE LINE 345 FEET, THENCE NORTH 26 FEET, MORE OR LESS TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER: THENCE WEST ALONG SAID NORTH LINE 345 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 2.5 FEET THEREOF. (C) THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3, EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF MEMORIAL HIGHWAY, A PAVED HIGHWAY RUNNING FROM MOUNT VERNON TO ANACORTES, WHICH POINT IS 549.7 FEET SOUTH AND APPROXIMATELY 1205 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 13, THENCE WEST 238 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST 30 FEET, THENCE NORTH 100 FEET: THENCE EAST 30 FEET, THENCE SOUTH 100 FEET TO THE TRUE POINT OF BEGINNING. TITLE TO SAID PREMISES IS VESTED IN ROBERT J. BERGESON BY DEED FROM BERGESON REVOCABLE LIVING TRUST RICHARD BERGESON - TRUSTEE LOUELLA BERGESON - TRUSTEE DATED 6/27/2003 AND RECORDED 6/30/2003 AS INSTRUMENT NO. 200306300096.

Exhibit A, CDP.V1 07/2004



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