



200608210088

Skagit County Auditor

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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) JOHN J. MCADAMS AND SUNNIE K. MCADAMS, HUSBAND AND WIFE

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

Legal Description A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 00 DEGREES 34 MINUTES 23 SECONDS EAST, 98.08 FEET ALONG THE CENTER LINE OF SAID SECTION, AND NORTH 41 DEGREES 36 MINUTES EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF THE SAID SECTION 21; THENCE NORTH 40 DEGREES 44 MINUTES WEST, 92.33 FEET; THENCE NORTH 63 DEGREES 12 MINUTES 40 SECONDS EAST, 99.15 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES EAST, 65.00 FEET; THENCE SOUTH 47 DEGREES 00 MINUTES 20 SECONDS WEST, 91.56 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM, SUCH PORTION, IF ANY, WHICH LIES WITHIN THE RIGHT-OF-WAY OF THE PRESENT COUNTY ROAD NO. 310. SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN JOHN J. MCADAMS AND SUNNIE K. MCADAMS, HUSBAND AND WIFE BY DEED FROM ERIC A. NELSON, A SINGLE MAN DATED 5/31/1996 AND RECORDED 6/3/1996 AS INSTRUMENT NO. 9606030066.

Assessor's Property Tax Parcel or Account Number P17056

Reference Numbers of Documents Assigned or Released

"Beneficiary: Wells Fargo Bank NA"

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Documents Processed 07-26-2006, 13:55:43

Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20062017100320

Space Above This Line For Recording Data
Account number: 651-651-0490003-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 26, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): JOHN J. MCADAMS AND SUNNIE K. MCADAMS, HUSBAND AND WIFE
whose address is: 20611 ENGLISH RD, MOUNT VERNON, WASHINGTON 98274-7566

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): P17056

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 00 DEGREES 34 MINUTES 23 SECONDS EAST, 98.08 FEET ALONG THE CENTER LINE OF SAID SECTION, AND NORTH 41 DEGREES 36 MINUTES EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF THE SAID SECTION 21; THENCE NORTH 40 DEGREES 44 MINUTES WEST, 92.33 FEET; THENCE NORTH 63 DEGREES 12 MINUTES 40 SECONDS EAST, 99.15 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES EAST, 65.00 FEET; THENCE SOUTH 47 DEGREES 00 MINUTES 20 SECONDS WEST, 91.56 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM, SUCH PORTION, IF ANY, WHICH LIES WITHIN THE RIGHT-OF-WAY OF THE PRESENT COUNTY ROAD NO. 310. SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN JOHN J. MCADAMS AND SUNNIE K. MCADAMS, HUSBAND AND WIFE BY DEED FROM ERIC A. NELSON, A SINGLE MAN DATED 5/31/1996 AND RECORDED 6/3/1996 AS INSTRUMENT NO. 9606030066.

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with the address of **20611 ENGLISH RD, MOUNT VERNON, WASHINGTON 98274** and parcel number of **P17056** 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 **\$ 35,000.00** 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, 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

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 John J. McAdams 8/2/06
JOHN J MCADAMS Date

Grantor Sunnie K. McAdams 8/2/06
SUNNIE K MCADAMS Date

Grantor _____ Date _____

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Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

ACKNOWLEDGMENT:

(Individual)

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

I hereby certify that I know or have satisfactory evidence that

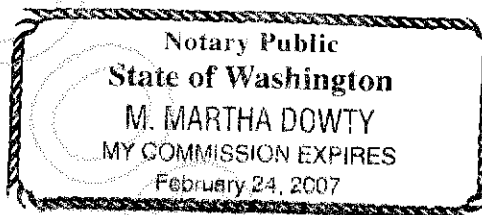
JOHN J MCADAMS And SUNNIE K MCADAMS

~~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

M Martha Dowty
(Signature)

M Martha Dowty
(Print name) **NOTARY PUBLIC**



My Appointment expires: 2-24-2007

(Affix Seal or Stamp)



EXHIBIT A

Reference: 20062017100320

Account: 651-651-0490003-0001

Legal Description:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 00 DEGREES 34 MINUTES 23 SECONDS EAST, 98.08 FEET ALONG THE CENTER LINE OF SAID SECTION, AND NORTH 41 DEGREES 36 MINUTES EAST, 747.61 FEET PARALLEL TO COUNTY ROAD NO. 310, FROM THE CENTER OF THE SAID SECTION 21; THENCE NORTH 40 DEGREES 44 MINUTES WEST, 92.33 FEET; THENCE NORTH 63 DEGREES 12 MINUTES 40 SECONDS EAST, 99.15 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES EAST, 65.00 FEET; THENCE SOUTH 47 DEGREES 00 MINUTES 20 SECONDS WEST, 91.56 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM, SUCH PORTION, IF ANY, WHICH LIES WITHIN THE RIGHT-OF-WAY OF THE PRESENT COUNTY ROAD NO. 310. SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN JOHN J. MCADAMS AND SUNNIE K. MCADAMS, HUSBAND AND WIFE BY DEED FROM ERIC A. NELSON, A SINGLE MAN DATED 5/31/1996 AND RECORDED 6/3/1996 AS INSTRUMENT NO. 9606030066.



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