



200608240082

Skagit County Auditor

8/24/2006 Page

1 of

5 11:33AM

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

2596547

Trustor(s) Michael K. Freeman and Leslie K. Freeman, husband and wife

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

Wells Fargo Bank
Legal Description THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 30, THE POINTE DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 151 THROUGH 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number 4545-000-030-0009

Reference Numbers of Documents Assigned or Released

**RECORDING REQUESTED BY:
FIDELITY NATIONAL BANK**



Prepared by:
Wells Fargo Bank, N.A.
BEN INKS
DOCUMENT PREPARATION
18700 NW WALKER RD
BEAVERTON, OREGON 97006
503-614-6236

When recorded mail to:
LSI - North Recording Division
5029 Dudley Blvd
McClellan, CA 95652
(800) 964-3524 2546547

gt.

State of Washington
REFERENCE #: 20061947500286

Space Above This Line For Recording Data
Account number: 651-651-0575647-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 14, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **Michael K. Freeman and Leslie K. Freeman, husband and wife** whose address is: **4133 SAN JUAN BLVD, ANACORTES, WASHINGTON 98221-8516**

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): **4545-000-030-0009**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 30, THE POINTE DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 151 THROUGH 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

with the address of **4133 SAN JUAN BLVD, ANACORTES, WASHINGTON 98221** and parcel number of **4545-000-030-0009** 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 **\$ 301,000.00** 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 14, 2046**.

WADEED - short (06/2002) CDPv.1



RECORDING REQUESTED BY:
FIDELITY NATIONAL CITY
Do

2/4



200608240082
Skagit County Auditor

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).

Michael K. Freeman 8/14/06
Grantor **MICHAEL K FREEMAN** Date

Leslie K. Freeman 8/14/06
Grantor **LESLIE K FREEMAN** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200608240082
Skagit County Auditor

8/24/2006 Page 3 of 5 11:33AM

Grantor

Date

Grantor

Date

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

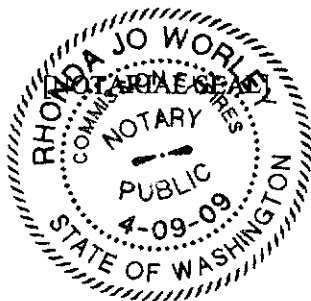
On this day personally appeared before me

Michael K Freeman and Leslie K Freeman

(here insert the name of grantor

or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 14 day of August, 20 06.

Witness my hand and notarial seal on this the 14th day of August, 2006



Signature

RHONDA JO WORLEY

Print Name:

Notary Public

My commission expires: 04-09-09

WADEED - short (06/2002) CDPv.1



200608240082
Skagit County Auditor

8/24/2006 Page

4 of

511:33AM

ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

**Name of
Notary:**

Rhonda J. Worley

**Commission
Number:**

n/a

**Commission
Expires:**

4. 9. 09

**Date & Place of
Notary Execution:**

8-14-06 Skagit, WA

**Date & Place of
This Execution:**

8-17-06 Washington County, OR

Robin Cohen
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



200608240082
Skagit County Auditor