



200608280106
Skagit County Auditor

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After Recording Return To:

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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) ROBERT B. POFFENROTH, A SINGLE PERSON

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

Legal Description PARCEL A LOT 6 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, AS RECORDED AUGUST 30, 1974, IN VOLUME 1 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 805634, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON THE FACE OF SAID SURVEY AND AS SET FORTH IN THE DEDICATION OF EASEMENT RECORDED OCTOBER 2,1974, UNDER AUDITOR'S FILE NO. 808252, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROBERT B. POFFENROTH, A SINGLE PERSON BY DEED FROM KAREN SUE MACDONALD, AS HER SEPARATE ESTATE DATED 11/21/2004 AND RECORDED 11/24/2004 AS INSTRUMENT NO. 200411240149.

Assessor's Property Tax Parcel or Account Number P20092

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.

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Documents Processed 08-04-2006, 19:46:49

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-----State of Washington-----Space Above This Line For Recording Data-----
REFERENCE #: 20062027400086 Account number: 651-651-0540245-1XXX

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 4, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **ROBERT B. POFFENROTH, A SINGLE PERSON** whose address is: **6634 DEER LN, ANACORTES, WASHINGTON 98221-8324**

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): **P20092**
PARCEL A LOT 6 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, AS RECORDED AUGUST 30, 1974, IN VOLUME 1 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 805634, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON THE FACE OF SAID SURVEY AND AS SET FORTH IN THE DEDICATION OF EASEMENT RECORDED OCTOBER 2, 1974, UNDER AUDITOR'S FILE NO. 808252, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROBERT B. POFFENROTH, A SINGLE PERSON BY DEED FROM KAREN SUE MACDONALD, AS HER SEPARATE ESTATE DATED 11/21/2004 AND RECORDED 11/24/2004 AS INSTRUMENT NO. 200411240149.

with the address of **6634 DEER LN, ANACORTES, WASHINGTON 98221** and parcel number of **P20092** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and

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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 **\$ 30,000.00** 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 4, 2046**.
- 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 B Poffenroth _____ *8/9/06*
 Grantor **ROBERT B POFFENROTH** Date

Grantor Date

Grantor Date

Grantor Date

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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

ROBERT B POFFENROTH

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 9, 2006

Theresa E Young
(Signature)

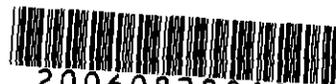
Theresa E Young
(Print name) NOTARY PUBLIC

My Appointment expires: 12-16-07

THERESA E. YOUNG
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-16-07

(Affix Seal or Stamp)

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