



200608300042

Skagit County Auditor

8/30/2006 Page 1 of 5 9:34AM

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) GERALD STEVEN SAWICKI, A SINGLE PERSON, AS HIS SEPARATE PROPERTY

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

Wells Fargo
Legal Description ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WA, COUNTY OF SKAGIT, CITY OF BOW, DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number 360308-1-001-0600 (P120395)

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.



Prepared by:
Wells Fargo Bank, N.A.
MARILYN GARCIA
DOCUMENT PREPERATION
526 CHAPEL HILLS DRIVE
COLORADO SPRINGS, COLORADO 80920
719-536-3950

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 #: 20061363328126

Space Above This Line For Recording Data
Account number: 650-650-2081990-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 12, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **GERALD STEVEN SAWICKI, A SINGLE PERSON, AS HIS SEPARATE PROPERTY** whose address is: **1069 HILTY LN, BOW, WASHINGTON 98232**

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): **360308-1-001-0600 (P120395)**
ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WA, COUNTY OF SKAGIT, CITY OF BOW, DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

with the address of **1069 HILTY LN, BOW, WASHINGTON 98232** and parcel number of **360308-1-001-0600 (P120395)** 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 **\$ 560,000.00** 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 June 12, 2046.

WADEED - short (06/2002) CDPv.1



200608300042
Skagit County Auditor

8/30/2006 Page 2 of 5 9:34AM

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).

Gerald Steven Sawicki 6-12-06
Grantor **GERALD STEVEN SAWICKI** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200608300042
Skagit County Auditor

8/30/2006 Page 3 of 5 9:34AM

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT ss.

I hereby certify that I know or have satisfactory evidence that

GERALD STEVEN SAWICKI

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.

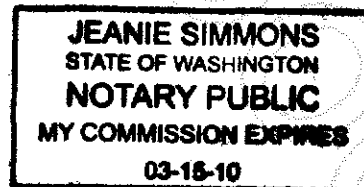
Dated: June 12, 2006

(Signature)

Jeanie Simmons
(Print name) **NOTARY PUBLIC**

My Appointment expires: 3-15-10

(Affix Seal or Stamp)



WADEED - short (06/2002) CDPv.1



200608300042
Skagit County Auditor

8/30/2006 Page

4 of

5 9:34AM

EXHIBIT A

Reference: 20061363328126

Account: 650-650-2081990-1998

Legal Description:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF WA, COUNTY OF SKAGIT, CITY OF BOW, DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 89° 13' 20" WEST, 330.03 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00° 03' 16" WEST 1,105.81 FEET TO THE TRUE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING SOUTH 00° 03' 16" WEST, 566.17 FEET; THENCE NORTH 89° 06' 01" WEST, 439.11 FEET TO A POINT ON THE NORTHEASTLY LINE OF THAT CERTAIN PARCEL

TITLED, "P-9" ON "EXHIBIT "A" OF THAT CERTAIN STATUTORY WARRANTY DEED FILED FOR RECORD WITH THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOLUME 845 OF DEEDS, PAGE 254, AND ALSO UNDER REFERENCE NUMBER 8909270054; THENCE NORTH 41° 00' 00" WEST ALONG SAID NORTHEASTLY LINE 1,119.12 FEET; THENCE NORTH 45° 28' 56" EAST 700.00 FEET; THENCE SOUTH 41° 00' 00" EAST 1,028.38 FEET TO THE TRUE POINT OF BEGINNING, ALSO KNOWN AS TRACT "E" OF A SURVEY OF SAID PREMISES, RECORDED JUNE 11, 1993, UNDER AUDITOR'S FILE NO. 9306110051, TOGETHER WITH "DRIVEWAY EASEMENT A" AS PER THAT CERTAIN AGREEMENT TITLE

"DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT", FILED FOR RECORD WITH THE SKAGIT COUNTY AUDITOR'S OFFICE UNDER AUDITOR'S FILE NO. 8909270044. THE BASIS OF BEARING ORIENTATION FOR THE ABOVE DESCRIPTION IS DERIVED FROM WASHINGTON STATE GRID AS PER RECORD OF SURVEY MAP FILED WITH SKAGIT COUNTY AUDITOR'S OFFICE, REFERENCE NUMBER 8001080007, 1977. COORDINATE GRID LOCATION WAS HELD AT THE 1/4 CORNER BETWEEN SECTIONS 8 AND 9. THEN THE LINE BETWEEN THE SAID 1/4 CORNER AND THE COMMON SECTION CORNER OF SECTIONS 8, 9, 16 AND 17 WAS ROTATED 00° 00'

11" EAST TO CONFORM WITH AN UNRECORDED HISTORICAL SURVEY IN SECTION 8 PERFORM BY L.S. #17088, IN 1981. THIS DESCRIPTION AND THE PARCEL IT DESCRIBES IS DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP PREPARED BY AYERS-HARRISON, P.S., IN THE SUMMER OF 1989, REFERENCE BY JOB NUMBER 89029. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. APN:360308-1-001-0600 (P120395) PAGE 6

Exhibit A, CDP, V1 07/2004

200608300042
Skagit County Auditor