



200608300046

Skagit County Auditor

8/30/2006 Page

1 of

4 9:35AM

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) R F TUCKER, A MARRIED MAN, WHO ACQUIRED TITLE AS, ROBERT FRANK TUCKER, A MARRIEMAN AND HELEN G TUCKER, A NON VESTED SPOUSE

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

Legal Description LOT 68, FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF, ALSO ALL LAND OF THE GRANTOR'S LYING BETWEEN SAID DESCRIBED LOT AND THE GOVERNMENT MEANDER LINE IN FRONT THEREOF AND WITHIN THE BOUNDARIES OF THE SIDES OF THE AFORESAID TRACT, OF THE SAME WERE EXTENDED TO THE SAID GOVERNMENT MEANDER LINE. TITLE TO SAID PREMISES IS VESTED IN ROBERT FRANK TUCKER BY DEED FROM HELEN MARGARET ROWLAND DATED 3/13/1972 AND RECORDED 10/12/1972 AS INSTRUMENT NO. 775274 BOOK 97 PAGE 461.

Assessor's Property Tax Parcel or Account Number P61768

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.



Prepared by:
Wells Fargo Bank, N.A.
LINDA L EDWARDS
DOCUMENT PREPARATION
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
503-614-3569

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 #: 20061467300209

Space Above This Line For Recording Data
Account number: 651-651-0528364-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 3, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **R F TUCKER, A MARRIED MAN, WHO ACQUIRED TITLE AS, ROBERT FRANK TUCKER, A MARRIEMAN AND HELEN G TUCKER, A NON VESTED SPOUSE** whose address is: **5197 GUEMES ISLAND RD, ANACORTES, WASHINGTON 98221-9040**

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): **P61768**
LOT 68, FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF, ALSO ALL LAND OF THE GRANTOR'S LYING BETWEEN SAID DESCRIBED LOT AND THE GOVERNMENT MEANDER LINE IN FRONT THEREOF AND WITHIN THE BOUNDARIES OF THE SIDES OF THE AFORESAID TRACT, OF THE SAME WERE EXTENDED TO THE SAID GOVERNMENT MEANDER LINE. TITLE TO SAID PREMISES IS VESTED IN ROBERT FRANK TUCKER BY DEED FROM HELEN MARGARET ROWLAND DATED 3/13/1972 AND RECORDED 10/12/1972 AS INSTRUMENT NO. 775274 BOOK 97 PAGE 461.

with the address of **5197 GUEMES ISLAND RD, ANACORTES, WASHINGTON 98221-9040** and parcel number of **P61768** 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.

WADEED - short (06/2002) CDPv.1



200608300046

Skagit County Auditor

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 20,000.00 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).

R F TUCKER
Grantor **R F TUCKER**

8-4-06
Date

HELEN G TUCKER
Grantor **HELEN G TUCKER**

8-4-06
Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200608300046
Skagit County Auditor

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

R F TUCKER And HELEN G TUCKER

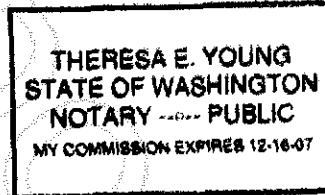
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 4, 2006

(Signature)

Theresa E Young
(Print name) NOTARY PUBLIC

My Appointment expires: 12-16-07



(Affix Seal or Stamp)

WADEED - short (06/2002) CDPv.1



200608300046
Skagit County Auditor

8/30/2006 Page

4 of

4 9:35AM