



200609010032
Skagit County Auditor

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DEED OF TRUST

Grantor(s) ALEXANDER KUO AND JOAN S. BURBICK, HUSBAND AND WIFE

Grantee(s) Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description Wells Fargo Financial National Bank, Trustee

Assessor's Property Tax Parcel or Account Number P56887

Reference Numbers of Documents Assigned or Released

S 55 ft of Lts 11 to 15
Blk 31 "Bowmans Central
Ship Harbor water front
plat of Anacortes"



Prepared by:
Wells Fargo Bank, N.A.
ANDREE CRAMPTON
DOCUMENT PREPARATION
18700 NW WALKER RD
BEAVERTON, OREGON 97006
503-614-6428

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State of Washington
REFERENCE #: 20061517400094

Space Above This Line For Recording Data
Account number: 651-651-0247734-1XXX

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 2, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **ALEXANDER KUO AND JOAN S. BURBICK, HUSBAND AND WIFE** whose address is: **719 W AVE, ANACORTES, WASHINGTON 98221-1641**

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): **P56887**
LOTS 11 TO 15, BLOCK 31, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 23 OF THE RECORDS OF SKAGIT COUNTY
with the address of **719 W AVE, ANACORTES, WASHINGTON 98221** and parcel number of **P56887** 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 **\$ 100,000.00** 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 2, 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

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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).

Alex Kuo 06-05-06
Grantor **ALEX KUO** Date

Joan S Burbick 6/5/06
Grantor **JOAN S BURBICK** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT ss.

I hereby certify that I know or have satisfactory evidence that

ALEX KUO And JOAN S BURBICK

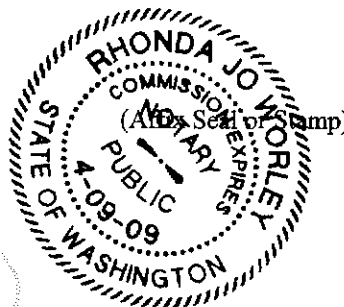
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 5, 20 06

Rhonda Jo Worley
(Signature)

RHONDA JO WORLEY
(Print name) **NOTARY PUBLIC**

My Appointment expires: 04-09-09



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EXHIBIT A

Reference: 20061517400094

Account: 651-651-0247734-1998

Legal Description:

THE SOUTH 55 FEET OF LOTS 11 TO 15, INCLUSIVE, BLOCK 31, 'BOWMANS CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 23 OF THE RECORDS OF SKAGIT COUNTY. TITLE TO SAID PREMISES IS VESTED IN ALEXANDER KUO AND JOAN S. BURBICK, HUSBAND AND WIFE BY DEED FROM THOMAS W. TURNER AND PATRICIA L. TURNER, TRUSTEES OF THE TURNER FAMILY TRUST DATED JANUARY 22, 1999 DATED 10/20/2003 AND RECORDED 10/27/2003 AS INSTRUMENT NO. 200310270201.



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