



200609110030

Skagit County Auditor

9/11/2006 Page

1 of

5 9:39AM

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) JOHN T. HACKSTADT AND MICHELLE A HACKSTADT HUSBAND AND WIFE WHO ACQUIRED TITLE AS JOHN HACKSTADT, AS SINGLE MAN AND MICHELLE LOCKEY, A SINGLE WOMAN

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

Legal Description THE WEST 60 FEET OF THE FOLLOWING DESCRIBED TRACT: ALL OF THE EAST 1/2 OF THE NORTH 1/2 OF BLOCK 3, J.M. MOORE'S ADDITION OT ANACORTES' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED ALLEY RUNNING THROUGH THE EAST 1/2 OF THE NORTH 1/2 OF SAID BLOCK WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. TITLE TO SAID PREMISES IS VESTED IN JOHN HACKSTADT, A SINGLE MAN AND MICHELLE LOCKEY, A SINGLE WOMAN BY DEED FROM BRUCE A. VAN ITERSON, AS HIS SEPARATE ESTATE DATED 5/23/2002 AND RECORDED 5/31/2002 AS INSTRUMENT NO. 200205310178.

Assessor's Property Tax Parcel or Account Number P101009

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 08-16-2006, 13:37:47

Prepared by:
Wells Fargo Bank, N.A.
TUONG (AUSTIN) TICE LY
DOCUMENT PREPARATION
18700 SW WALKER ROAD #92
BEAVERTON, OREGON 97006
503-614-6638

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 #: 20062207200251

Space Above This Line For Recording Data
Account number: 651-651-0585547-1XXX

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 16, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **JOHN T. HACKSTADT AND MICHELLE A HACKSTADT HUSBAND AND WIFE WHO ACQUIRED TITLE AS JOHN HACKSTADT, AS SINGLE MAN AND MICHELLE LOCKEY, A SINGLE WOMAN** whose address is: **1207 31ST ST, ANACORTES, WASHINGTON 98221-2753**

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): **P101009**
THE WEST 60 FEET OF THE FOLLOWING DESCRIBED TRACT: ALL OF THE EAST 1/2 OF THE NORTH 1/2 OF BLOCK 3, 'J.M. MOORE'S ADDITION OT ANACORTES' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED ALLEY RUNNING THROUGH THE EAST 1/2 OF THE NORTH 1/2 OF SAID BLOCK WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. TITLE TO SAID PREMISES IS VESTED IN JOHN HACKSTADT, A SINGLE MAN AND MICHELLE LOCKEY, A SINGLE WOMAN BY DEED FROM BRUCE A. VAN ITERSON, AS HIS SEPARATE ESTATE DATED 5/23/2002 AND RECORDED 5/31/2002 AS INSTRUMENT NO. 200205310178.

with the address of **1207 31ST ST, ANACORTES, WASHINGTON 98221** and parcel number of **P101009** 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



200609110030
Skagit County Auditor

9/11/2006 Page 2 of 5 9:39AM

2/5

7

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will, secure shall not exceed \$ 60,000.00 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 16, 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).

Grantor JOHN T HACKSTADT

8/18/06
Date

Grantor MICHELLE A HACKSTADT

8-18-06
Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1



200609110030
Skagit County Auditor
9/11/2006 Page 3 of 5 9:39AM

Grantor

Date

Grantor

Date

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

John T Hackstadt and Michelle A Hackstadt

(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 18 day of August, 20 06.

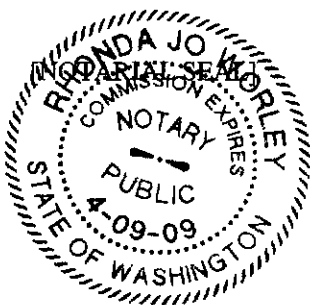
Witness my hand and notarial seal on this the 18th day of August, 2006

Rhonda Jo Worley
Signature

RHONDA JO Worley

Print Name:

Notary Public



My commission expires: 04-09-09

WADEED - short (06/2002) CDPv.1



200609110030
Skagit County Auditor

WADEED – short (06/2002) CDPv.1



200609110030
Skagit County Auditor