



200609190012
Skagit County Auditor

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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) BENJAMIN A. ST. GERMAIN, AN UNMARRIED MAN, AS HIS SEPARATE ESTATE

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

Legal Description LOT 72, NOOKACHAMP HILLS PUD, PH IIA, AFN 200309150157

Assessor's Property Tax Parcel or Account Number P120752

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.



Prepared by:
Wells Fargo Bank, N.A.
KIMBERLY COOK
DOCUMENT PREPARATION
526 CHAPEL HILLS DRIVE
COLORADO SPRINGS, COLORADO 80920
866-452-3913

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State of Washington
REFERENCE #: 20062273358089

Space Above This Line For Recording Data
Account number: 650-650-3058229-1XXX

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 30, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **BENJAMIN A. ST. GERMAIN, AN UNMARRIED MAN, AS HIS SEPARATE ESTATE** whose address is: **23722 NOOKACHAMP HILLS DR, MOUNT VERNON, WASHINGTON 98274**

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): **P120752**
LOT 72, NOOKACHAMP HILLS PUD, PH IIA, AFN 200309150157

with the address of **23722 NOOKACHAMP HILLS DR, MOUNT VERNON, WASHINGTON 98274** and parcel number of **P120752** 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 **\$ 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 30, 2046.

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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).

BENJAMIN A ST GERMAIN 8/30/2006
Grantor BENJAMIN A ST GERMAIN Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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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

Benjamin A. St. Germain

(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 30th day of August, 2006.

Witness my hand and notarial seal on this the 30th day of August, 2006

Allyson C. Yamauchi
Signature

Allyson C Yamauchi
Print Name: Allyson C Yamauchi
Notary Public



My commission expires: 4-11-2007

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:55:12

Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY
OF SKAGIT, STATE
OF WASHINGTON: LOT 72, "NOOKACHAMP HILLS PUD, PHASE IIA", AS
PER PLAT RECORDED
SEPTEMBER 15, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
200309150157.
ABBREVIATED LEGAL: LOT 72, NOOKACHAMP HILLS PUD, PH IIA, AFN
200309150157.



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