



200609220178

Skagit County Auditor

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5 3:35PM

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ACCOMMODATION RECORDING

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Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) STEVEN HIPP AND NANCY HIPP HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102
WELLS FARGO BANK, NA, BENEFICIARY

Legal Description LOT 106, SKYLINE NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number 3819-000-106-0008 P59211

Reference Numbers of Documents Assigned or Released



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

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State of Washington
REFERENCE #: 20062507700026

Space Above This Line For Recording Data
Account number: 650-650-3270253-0XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **SEPTEMBER 21, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **STEVEN HIPP AND NANCY HIPP HUSBAND AND WIFE** whose address is: **64 E N POINT DRIVE, BELLINGHAM, WASHINGTON 98226-0000**

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):

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$296,000.00 recording concurrently herewith.

with the address of **5306 KINGSWAY, ANACORTES, WASHINGTON 98221-0000** and parcel number of 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 **\$ 37,000.00** 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 **SEPTEMBER 20, 2011**.

WADEED - short (06/2002) CDPv.1



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8:55

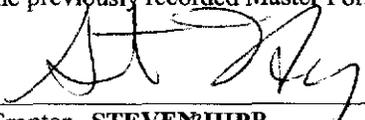
4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997**, and recorded on 2/6/1997 as Auditor's File Number 9702060051 in Book 1626 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.

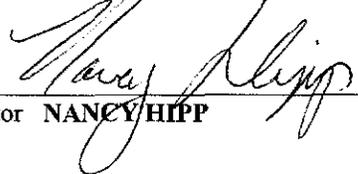
N/A Third Party Rider

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 **STEVEN HIPP** 9/21/06
Date


 Grantor **NANCY HIPP** 9/21/06
Date

 Grantor Date

 Grantor Date

 Grantor Date

 Grantor Date

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 Skagit County Auditor

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
STEVEN HIPP and NANCY HIPP

(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 21st day of September, 2006.

Witness my hand and notarial seal on this the 21st day of Sept. 2006

Signature

JEAN A. CRANDALL

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 5-14-09

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EXHIBIT A

Lot 106, SKYLINE NO. 3, according to the plat thereof recorded in Volume 9 of Plats, Pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington



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