



200609280026
Skagit County Auditor

9/28/2006 Page 1 of 6 9:20AM

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) RANDALL D. GRIMES AND LESLIE K. GRIMES, HUSBAND AND WIFE

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

Legal Description THE NORTH 165 FEET OF THE EAST 660 FEET OF LOT 16, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 17 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MARCH 19, 1964, UNDER AUDITOR'S FILE NO. 648042, AND EXCEPT THE WEST 430 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN. LOT 16, SAMISH RIVER ACREAGE PLAT #1

Assessor's Property Tax Parcel or Account Number P68673

Reference Numbers of Documents Assigned or Released

Beneficiary: Wells Fargo Bank, N.A.

Beneficiary (Lender):

Wells Fargo Bank N.A. 101 North Phillips Avenue Sioux Falls SD 57104

Signature (if requesting non-standard recording)

Reference: 20062427500434

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1/5

Documents Processed 09-06-2006, 14:51:54

Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20062427500434

Space Above This Line For Recording Data
Account number: 651-651-0675827-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is SEPTEMBER 6, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **RANDALL D. GRIMES AND LESLIE K. GRIMES, HUSBAND AND WIFE**
whose address is: **16392 BRADLEY RD, BOW, WASHINGTON 98232-9717**

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): **P68673**
THE NORTH 165 FEET OF THE EAST 660 FEET OF LOT 16, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 17 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MARCH 19, 1964, UNDER AUDITOR'S FILE NO. 648042, AND EXCEPT THE WEST 430 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN. LOT 16, SAMISH RIVER ACREAGE PLAT #1

with the address of **16392 BRADLEY RD, BOW, WASHINGTON 98232** and parcel number of **P68673** 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 **\$ 25,000.00** 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

WADEED - short (06/2002) CDPv.1



2/5

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200609280026
Skagit County Auditor

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 6, 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 Leslie K Grimes 9-7-06
Date

Grantor Randall D Grimes 9-8-06
Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

WADEED - short (06/2002) CDPv.1



200609280026
Skagit County Auditor

Grantor

Date

Grantor

Date

Grantor

Date

For An Individual Acting In His/Her Own Right:

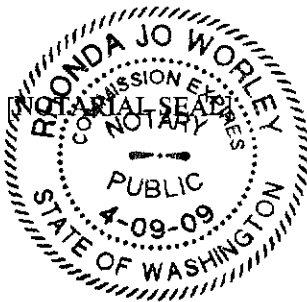
State of Washington

County of Skagit

On this day personally appeared before me
Leslie K Grimes

(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 7th day of September, 2006.

Witness my hand and notarial seal on this the 7th day of September, 2006



Rhonda Jo Worley
Signature

RHONDA JO WORLEY
Print Name:

Notary Public

My commission expires: 04-09-09

WADEED - short (06/2002) CDPv.1



200609280026
Skagit County Auditor

9/28/2006 Page

4 of

6 9:20AM

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

Randall D Grimes

(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 8th day of September, 20 06

Witness my hand and notarial seal on this the

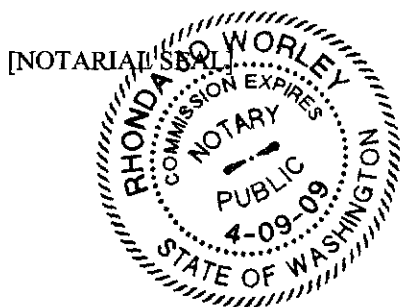
8th day of September, 2006

Signature

RHONDA JO WORLEY

Print Name:

Notary Public



My commission expires:

04-09-09

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200609280026
Skagit County Auditor

9/28/2006 Page

5 of

6 9:20AM

WADEED – short (06/2002) CDPv.1



200609280026
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9/28/2006 Page

6 of

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