



200610020167

Skagit County Auditor

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**DEED OF TRUST**

LAND TITLE OF SKAGIT COUNTY

**Trustor(s)** ASTREA MILLER, A MARRIED PERSON AS HER SOLE AND SEPARATE PROPERTY

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

**Legal Description** A PTN OF TR.B, RANCHO SAN JUAN DEL MAR#2 & OF SW 1/4,2-34-1 E W.M. AKA LOT 2, PANGA VISTA I, S/P PL04-0556

**Assessor's Property Tax Parcel or Account Number** 3973-000-099-0025  
0600/P124148

**Reference Numbers of Documents Assigned or Released**

Wells Fargo Bank, N.A.



Prepared by:  
Wells Fargo Bank, N.A.  
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DOCUMENT PREPARATION  
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State of Washington  
REFERENCE #: 20062073351712

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Account number: 650-650-3355591-0XXX

## 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 28, 2006** and the parties are as follows:  
TRUSTOR ("Grantor"): **ASTREA MILLER, A MARRIED PERSON AS HER SOLE AND SEPARATE PROPERTY** whose address is: **968 DONALD AVE, OAK HARBOR, WASHINGTON 98277**

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): **3973-000-099-0025**  
**A PTN OF TR.B, RANCHO SAN JUAN DEL MAR#2 & OF SW 1/4,2-34-1 E W.M. AKA LOT 2, PANGEA VISTA I, S/P PL04-0556**

with the address of **LOT 2 CEDERCREST LANE, ANACORTES, WASHINGTON 98221** and parcel number of **3973-000-099-0025** 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 **\$ 250,000.00** 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 **OCTOBER 20, 2011**.

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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).

Grantor **ASTREA MILLER**

9/29/06  
Date

Grantor **DANIEL G. GOODIN, SIGNING AS NON-VESTED SPOUSE**

9/29/06  
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

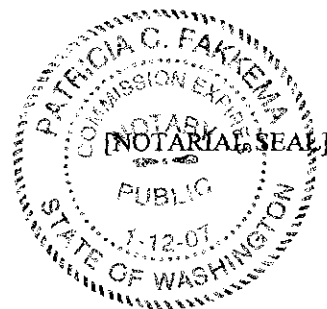
County of Island

On this day personally appeared before me

Ashlea Mills and Daniel G. Goodin  
(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 29 day of September, 2006.

Witness my hand and notarial seal on this the 29 day of September, 2006



Signature

Print Name: Patricia C. Falkema

Island County  
Notary Public

My commission expires: 1/12/07

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