



200610160145

Skagit County Auditor

After Recording Return To:

10/16/2006 Page

1 of

5 11:24AM

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6908-012  
Billings, MT 59107-9900

**DEED OF TRUST**

FIRST AMERICAN TITLE CO.

*88263-2*

**ACCOMMODATION RECORDING ONLY**

Trustor(s) **ANGIE PEDERSON**

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

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

Legal Description *L19 Plat of State Street ADDN. TO SEORO*

Assessor's Property Tax Parcel or Account Number *4173-000-019-0101  
P77273*

Reference Numbers of Documents Assigned or Released



Prepared by:  
Wells Fargo Bank, N.A.  
TERRY WHITE  
DOCUMENT PREPARATION  
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State of Washington  
REFERENCE #: 20062633369068

Space Above This Line For Recording Data  
Account number: 650-650-3456225-1XXX

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **OCTOBER 6, 2006** and the parties are as follows:  
TRUSTOR ("Grantor"): **ANGIE PEDERSON** whose address is: **1213 TALCOTT ST, SEDRO WOOLLEY, WASHINGTON 98284**

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):

with the address of **1213 TALCOTT ST, SEDRO WOOLLEY, WASHINGTON 98284** 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 **\$ 28,000.00** 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 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

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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).

Angie Pederson  
Grantor **ANGIE PEDERSON**

10/10/06  
Date

\_\_\_\_\_  
Grantor Date

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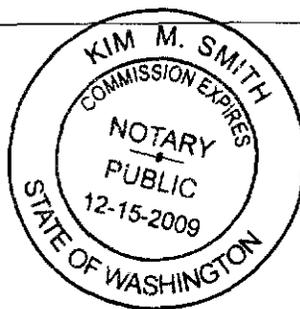
Grantor

Date

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit



On this day personally appeared before me

Angie Pederson (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 (he) or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 10 day of OCT, 2006.

Witness my hand and notarial seal on this the 10 day of OCT, 2006

Kim M Smith  
Signature

[NOTARIAL SEAL]

Kim M Smith  
Print Name: Kim M. Smith  
Notary Public 12/15/09

My commission expires: 12/15/09

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**Schedule "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2 of Short Plat No. SW-4-88, approved December 16, 1988 and recorded December 28, 1988 under Auditor's File No. 8812280001, in Volume 8 of Short Plats, page 101; being a portion of Lot 19, "PLAT OF STATE STREET ADDITION TO SEDRO", according to the plat recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.



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