



200610270028

Skagit County Auditor

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After Recording Return To:

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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) JEFFREY A. DECLERCQ AND CAROL A. DECLERCQ, HUSBAND AND WIFE

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

Legal Description THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING SOUTHERLY OF THE SOUTH SKAGIT HIGHWAY AND EASTERLY OF THE DAY CREEK ROAD (ALSO KNOWN AS JOE JOHNSON ROAD), EXCEPT THE SOUTH 20 FEET THEREOF; AND EXCEPT THE EAST 270 FEET THEREOF; AND ALSO EXCEPT THAT PORTION DEEDED TO SKAGIT COUNTY BY INSTRUMENT DATED OCTOBER 26, 1948 AND RECORDED NOVEMBER 18, 1948 UNDER AUDITOR'S FILE NO 425077; AND ALSO EXCEPT THOSE PORTIONS DEEDED TO SKAGIT COUNTY FOR SOUTH SKAGIT HIGHWAY RECORDED MARCH 18, 1949 AND JANUARY 30, 1958 UNDER AUDITOR'S FILE NOS. 429116 AND 561251, RESPECTIVELY, ABBREVIATED LEGAL: SECTION 35, TOWNSHIP 35, RANGE 5; PTN. NW - NW

Assessor's Property Tax Parcel or Account Number 350535-2-007-0002

Reference Numbers of Documents Assigned or Released

Wells Fargo bank, beneficiary

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Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20062627100358

Space Above This Line For Recording Data
Account number: 650-650-3378031-1XXX

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 29, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **JEFFREY A. DECLERCQ AND CAROL A. DECLERCQ, HUSBAND AND WIFE** whose address is: **28170 E GILLIGAN CREEK RD, SEDRO WOOLLEY, WASHINGTON 98284-9193**

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): **350535-2-007-0002**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING SOUTHERLY OF THE SOUTH SKAGIT HIGHWAY AND EASTERLY OF THE DAY CREEK ROAD (ALSO KNOWN AS JOE JOHNSON ROAD), EXCEPT THE SOUTH 20 FEET THEREOF; AND EXCEPT THE EAST 270 FEET THEREOF; AND ALSO EXCEPT THAT PORTION DEEDED TO SKAGIT COUNTY BY INSTRUMENT DATED OCTOBER 26, 1948 AND RECORDED NOVEMBER 18, 1948 UNDER AUDITOR'S FILE NO 425077; AND ALSO EXCEPT THOSE PORTIONS DEEDED TO SKAGIT COUNTY FOR SOUTH SKAGIT HIGHWAY RECORDED MARCH 18, 1949 AND JANUARY 30, 1958 UNDER AUDITOR'S FILE NOS. 429116 AND 561251, RESPECTIVELY. ABBREVIATED LEGAL: SECTION 35, TOWNSHIP 35, RANGE 5; PTN. NW - NW

with the address of **28170 EAST GILLIGAN CREEK ROAD, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **350535-2-007-0002** 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

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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 \$ 50,000.00 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 29, 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 **JEFFREY A. DECLERCQ**

09-29-06
Date


Grantor **CAROL A. DECLERCQ**

9-29-06
Date

Grantor

Date

Grantor

Date

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Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

For An Individual Acting In His/Her Own Right:

State of Washington

County of Whatcom

On this day personally appeared before me

and Jeffrey A Declercq
and Carol A Declercq (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 29th day of September, 20 06.

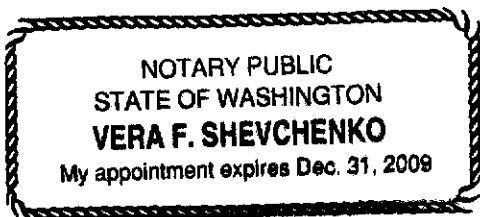
Witness my hand and notarial seal on this the 29th day of September 2006

Vera F Shevchenko
Signature

Print Name: VERA F SHEVCHENKO

Notary Public

[NOTARIAL SEAL]



My commission expires: Dec 31, 2009

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