



200611130024

Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A.
Attn: Document Mgmt
P.O. Box 31557
MAC B6955-015
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) DAVID NELSON, A MARRIED MAN AND CATHY A. NELSON, A NON-VESTED SPOUSE, HUSBAND AND WIFE

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

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

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: PARCEL "A": THAT PORTION OF LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., MORE PARTICULARLY DESCRIBED ON ATTACHED EXHIBIT 'A'.

Assessor's Property Tax Parcel or Account Number P33289

Reference Numbers of Documents Assigned or Released 20062627500114

Prepared by:
Wells Fargo Bank, N.A.
ROBERT LEWIS
DOCUMENT PREPARER
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
503-605-8518

After recording, return to
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State of Washington
REFERENCE #: 20062627500114

Space Above This Line For Recording Data
Account number: 651-651-0800649-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **OCTOBER 4, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **DAVID NELSON, A MARRIED MAN AND CATHY A NELSON, NON VESTED** whose address is: **11389 O AVE, ANACORTES, WASHINGTON 98221-1984**

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): **P33289**

with the address of **11389 O AVE, ANACORTES, WASHINGTON 98221** and parcel number of **P33289** 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 **\$ 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 **OCTOBER 15, 2021**.

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

WADEED - short (06/2002) CDPv.1

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Documents Processed 10-04-2006 17:34:31



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EXHIBIT A

Reference: 20062627500114

Account: 651-651-0800649-0001

Legal Description:

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO-WIT: PARCEL "A": THAT PORTION OF LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 440 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 160 FEET ALONG THE WEST LINE OF TRACT CONVEYED TO GEORGE R. PEMBERTON ET UX ON APRIL 16, 1963, AND RECORDED UNDER AUDITOR'S FILE NO. 634854 TO THE SOUTHEAST CORNER OF TRACT CONVEYED TO JOHN T. VAN PATTEN ON APRIL 16, 1963, AND RECORDED UNDER AUDITOR'S FILE NO. 634855; THENCE WEST ALONG THE SOUTH LINE OF VAN PATTEN TRACT 200 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 160 FEET; THENCE EAST 200 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; PARCEL "B": THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 300 FEET; THENCE WEST 440 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 220 FEET; THENCE SOUTH 140 FEET; THENCE EAST 220 FEET; THENCE NORTH 140 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WEST 20 FEET THEREOF. ABBREVIATED LEGAL: PTN LOT 2, S31 T35N R2E W.M. INST #841324, SKAGIT COUNTY, WA



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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).

David Nelson 10-5-06
Grantor **DAVID NELSON** Date

Cathy A Nelson 10-5-06
Grantor **CATHY A NELSON** Date

Grantor Date

Grantor Date

Grantor Date

Grantor 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

David Nelson and Cathy A. Nelson
(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 5th day of October, 2006

Witness my hand and notarial seal on this the

5th day of October, 2006

Signature

Kimberly Ann Kane

Print Name:

Kimberly Ann Kane

Notary Public



My commission expires:

July 19, 2010

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ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

**Name of
Notary:**

Kimberly Ann Kane

**Commission
Number:**

216

**Commission
Expires:**

7-19-10

**Date & Place of
Notary Execution:**

10-5-06 Skagit County, WA

**Date & Place of
This Execution:**

10-9-06

Washington County, OR

Bobbie Cohen

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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