



200611160090

Skagit County Auditor

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CHICAGO TITLE CO.

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## DEED OF TRUST

Trustor(s) PAUL S. WELLS AND DARCY G. WELLS, 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 Avenue, Sioux Falls, SD 57104

Legal Description THE NORTHWESTERLY HALF OF LOT 1, PLAT OF SKAGIT BEACH NO. 1

Assessor's Property Tax Parcel or Account Number 4008-000-001-0011

Reference Numbers of Documents Assigned or Released

## ACCOMMODATION RECORDING

Chicago Title Company has placed  
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Account number: 650-650-3741196-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is NOVEMBER 10, 2006 and the parties are as follows:  
TRUSTOR ("Grantor"): **PAUL S. WELLS AND DARCY G. WELLS, HUSBAND AND WIFE**  
whose address is: **14274 CHANNEL DR, LA CONNER, WASHINGTON 98257**

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): **4008-000-001-0011**  
**THE NORTHWESTERLY HALF OF LOT 1, PLAT OF SKAGIT BEACH NO. 1**

with the address of **14274 CHANNEL DRIVE, LA CONNOR, WASHINGTON 98257** 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 **\$ 150,000.00** 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 **NOVEMBER 10, 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).

*Raul S Wells* 11/10/06  
Grantor **RAUL S WELLS** Date

*Darcy G Wells* 11/10/06  
Grantor **DARCY G WELLS** Date

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

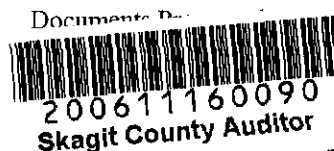
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Grantor Date

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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

Paul S. Wells and Darcy G. Wells  
(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 10 day of November, 2006

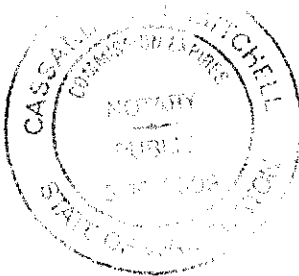
Witness my hand and notarial seal on this the 10 day of Nov., 2006

Cassandra M. Mitchell  
Signature

[NOTARIAL SEAL]

CASSANDRA M. MITCHELL

Print Name: \_\_\_\_\_  
Notary Public



My commission expires: 3-10-09

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EXHIBIT "A"

THE NORTHERLY HALF OF LOT 1, PLAT OF SKAGIT BEACH NO. 1,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS,  
PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID NORTH HALF OF LOT 1, GRANTED TO  
SKAGIT COUNTY BY RIGHT-OF-WAY DEED RECORDED MARCH 8, 1990,  
UNDER AUDITOR'S FILE NO. 9003080030, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

*Es* *SW*



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