



200611170045
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) ELIZABETH EVANS, AN UNMARRIED WOMAN

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 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER AUDITOR'S FILE NO. 619073, A DISTANCE OF 268.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROBERT I. JONES AND LAVONNE JONES, HIS WIFE, BY DEED RECORDED JUNE 13, 1953, UNDER AUDITOR'S FILE NO. 489442, SEE ATTACHED EXHIBIT:

Assessor's Property Tax Parcel or Account Number P31838

Reference Numbers of Documents Assigned or Released

Signature (for non-standard recording)

Reference: 20062937500361

WADEED - short (06/2002) CDPv.1



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Documents Processed 10-27-2006, 19:20:20

Prepared by:
Wells Fargo Bank, N.A.
RADIN CYRUS
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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20062937500361

Space Above This Line For Recording Data
Account number: 651-651-0901850-1XXX

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 27, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **ELIZABETH EVANS, AN UNMARRIED WOMAN** whose address is: **1710 28TH ST, ANACORTES, WASHINGTON 98221-3863**

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): **P31838**
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER AUDITOR'S FILE NO. 619073, A DISTANCE OF 268.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROBERT I. JONES AND LAVONNE JONES, HIS WIFE, BY DEED RECORDED JUNE 13, 1953, UNDER AUDITOR'S FILE NO. 489442, SEE ATTACHED EXHIBIT:

with the address of **1710 28TH ST, ANACORTES, WASHINGTON 98221** and parcel number of **P31838** 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.

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EXHIBIT A

Reference: 20062937500361

Account: 651-651-0901850-1998

Legal Description:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER AUDITOR'S FILE NO. 619073, A DISTANCE OF 268.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROBERT I. JONES AND LAVONNE JONES, HIS WIFE, BY DEED RECORDED JUNE 13, 1953, UNDER AUDITOR'S FILE NO. 489442, A DISTANCE OF 169 FEET TO A POINT ON A LINE PARALLEL WITH AND 297 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST 122.13 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MAY 26, 1964, UNDER AUDITOR'S FILE NO. 651064; THENCE NORTH ALONG THE EAST LINE OF SAID TALBERT TRACT 154 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 146 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 15 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 15 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MAY 26, 1964, UNDER AUDITOR'S FILE NO. 641064; THENCE EAST ALONG THE NORTH LINE OF SAID TALBERT TRACT 146 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID TALBERT TRACT EXTENDED NORTH TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER AUDITOR'S FILE NO. 619073; THENCE WEST ALONG THE SOUTH LINE OF SAID TALBERT TRACT 146 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN BARTON N. EVANS AND ELIZABETH EVANS, HUSBAND AND WIFE BY DEED FROM WILLIAM J. WATSON AND MARGARET G. WATSON HUSBAND AND

Exhibit A, CDP.V1 07/2004



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**WIFE DATED 6/29/1993 AND RECORDED 7/1/1993 AS INSTRUMENT NO.
9307010159.**

UNOFFICIAL DOCUMENT

Exhibit A, CDP.V1 07/2004



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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 27, 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).

Elizabeth Evans
 Grantor **ELIZABETH EVANS**

10-30-06
 Date

 Grantor

 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 Skagit

On this day personally appeared before me
Elizabeth Evans

(here insert the name of grantor

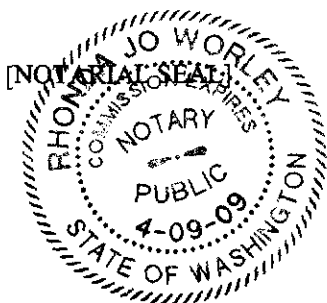
or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 30 day of October, 20 06.

Witness my hand and notarial seal on this the 30 day of October, 2006

Rhonda Jo Worley
Signature

RHONDA JO WORLEY
Print Name:

Notary Public



My commission expires: _____

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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: Rhonda Jo Worley

Commission Number: n/a

Commission Expires: 4/9/09

Date & Place of Notary Execution: 10/30/06

Skagit COUNTY, WA

Date & Place of This Execution: 11/1/2006

Washington County, OR

Mat Ferry
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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