



200612110098
Skagit County Auditor

12/11/2006 Page 1 of 5 10:28AM

After Recording Return To:

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

DEED OF TRUST

Trustor(s) JOHN D. WALLER, JR. AND PATRICIA A. WALLER, 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 NORTH 50 FEET OF THE SOUTH 1020 FEET OF THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST W.M., LYING WEST OF ROAD; TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, AND ABUTTING THEREON, AND LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINES OF SAID TRACT. SITUATE IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L7 SEC: 26 TOWNSHIP: 36 N, RANGE 1 EAST W.M.

Assessor's Property Tax Parcel or Account Number P46573

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
ELIZABETH GARCIA
DOCUMENT PREPARATION
2202 W ROSE GARDEN LANE
PHOENIX, ARIZONA 85027
877-524-0858

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

State of Washington
REFERENCE #: 20063127100157

Space Above This Line For Recording Data
Account number: 650-650-3812237-1XXX

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 16, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **JOHN D. WALLER, JR. AND PATRICIA A. WALLER, HUSBAND AND WIFE** whose address is: **4930 W SHORE RD, ANACORTES, WASHINGTON 98221-9025**

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): **P46573**
THE NORTH 50 FEET OF THE SOUTH 1020 FEET OF THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST W.M., LYING WEST OF ROAD; TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, AND ABUTTING THEREON, AND LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINES OF SAID TRACT. SITUATE IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L7 SEC: 26 TOWNSHIP: 36 N, RANGE 1 EAST W.M.

with the address of **4930 W SHORE RD, ANACORTES, WASHINGTON 98221** and parcel number of **P46573** 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 **\$ 70,000.00** 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

WADEED - short (06/2002) CDPv.1



200612110098
Skagit County Auditor

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 16, 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).

John D Waller, Jr _____ 11/17/06
Grantor **JOHN D WALLER, JR** Date

Patricia A Waller _____ 11/17/06
Grantor **PATRICIA A WALLER** Date

Grantor Date

Grantor Date

Grantor



12/11/2006 Page 3 of 5 10:28AM

WADEED - short (06/2002) CDPv.1

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
John D. Walker Jr and Patricia A Walker
(here insert the name of grantor

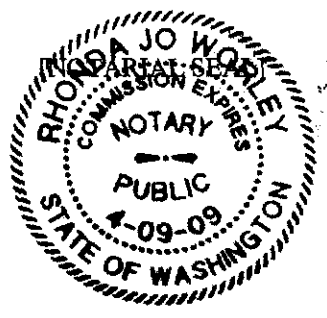
or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 17 day of November, 20 06.

Witness my hand and notarial seal on this the 17 day of November, 2006

Rhonda Jo Worley
Signature

RHONDA JO WORLEY
Print Name:

Notary Public



My commission expires: 04-09-09



200612110098
Skagit County Auditor

12/11/2006 Page 4 of 5 10:28AM



UNOFFICIAL DOCUMENT

WADEED - short (06/2002) CDPv.1



200612110098

Skagit County Auditor

12/11/2006 Page

5 of

5 10:28AM