



200612110126

Skagit County Auditor

After Recording Return To:

12/11/2006 Page 1 of 7 11:55AM

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

## DEED OF TRUST

Trustor(s) **KEN COLLIER AND ROXI COLLIER, 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 FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 1, OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: MORE LEGALLY DESCRIBED ON ATTACHED EXHIBIT A**

Assessor's Property Tax Parcel or Account Number **P47955**

Reference Numbers of Documents Assigned or Released

Reference Number: **20063077300248**



Prepared by:  
Wells Fargo Bank, N.A.  
WENDY EVERSELE  
DOCUMENT PREPARATION  
18700 NW WALKER RD #92  
BEAVERTON, OREGON 97006  
866-537-8489

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 #: 20063077300248

Space Above This Line For Recording Data  
Account number: 651-651-0948331-1XXX

## 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 17, 2006 and the parties are as follows:  
TRUSTOR ("Grantor"): **KEN COLLIER AND ROXI COLLIER, HUSBAND AND WIFE** whose address is: **3061 CHUCKANUT DR, BOW, WASHINGTON 98232-8566**

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): **P47955**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 1, OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: MORE LEGALLY DESCRIBED ON ATTACHED EXHIBIT A**



200612110126  
Skagit County Auditor

WADEED - short (06/2002) CDPv.1



12/11/2006 Page 2 of 7 11:55AM 5

RECEIVED 12-22-2006 17:19:42

with the address of 3061 CHUCKANUT DR, BOW, WASHINGTON 98232 and parcel number of P47955 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 NOVEMBER 17, 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).

Ken Collier 11/17/06  
Grantor **KEN COLLIER** Date

Roxi Collier 11/17/06  
Grantor **ROXI COLLIER** Date

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

WADEED - short (06/2002) CDPv.1



200612110126  
Skagit County Auditor

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

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

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

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

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



200612110126

Skagit County Auditor

12/11/2006 Page 4 of 7 11:55AM

WADEED - short (06/2002) CDPv.1



4/5

Documents Processed 11-17-2006, 16:00:24

For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of SNOHOMISH

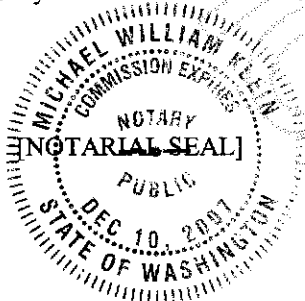
On this day personally appeared before me

REN CULLICK & ROXI CULLICK

(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 17th day of NOVEMBER, 20 06.

Witness my hand and notarial seal on this the 17th day of NOV, 2006.



Michael William Klen  
Signature

Michael William Klen  
Print Name:

Notary Public

My commission expires: 12-10-07



200612110126  
Skagit County Auditor

12/11/2006 Page

5 of

7 11:55AM

3/5

WADEED - short (06/2002) CDPv.1



Documents Processed 11-17-2006, 16:00:24

**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 **MICHAEL WILLIAM KLEIN**  
Notary:

Commission **NA**  
Number:

Commission **Dec. 10, 2007**  
Expires:

Date & Place of **Nov. 17, 2006**  
Notary Execution:

Date & Place of **11/21/2006**  
This Execution: **Washington County, OR**

  
Signature

**WELLS FARGO BANK, N.A.**

Revised 7-17-00



200612110126  
Skagit County Auditor

12/11/2006 Page 6 of 7 11:55AM

## EXHIBIT A

Reference: 20063077300248

Account: 651-651-0948331-1998

### Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THAT PORTION OF GOVERNMENT LOT 1, OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH LIES NORTH 89 DEGREES 30 MINUTES WEST, A DISTANCE OF 1079 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 44 DEGREES WEST, A DISTANCE OF 171.9 FEET TO A STAKE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE HIGHWAY KNOWN AS CHUCKANUT DRIVE; THENCE SOUTHEASTERLY, 197.6 FEET ALONG SAID NORTHEASTERLY LINE TO A STAKE; SAID STAKE HEREINAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE TO A POINT ON A LINE WHICH IS 50 FEET SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH A LINE DRAWN NORTH 40 DEGREES EAST FROM POINT "X"; THENCE NORTH 40 DEGREES EAST ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 30 MINUTES WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. EXCEPT THAT SOUTHWESTERLY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF THE COUNTY ROAD KNOWN AS THE BLANCHARD ROAD. ABBREVIATED LEGAL: PTN GOV LOT 1 S21 T36N R3E DOC 9709250083

Exhibit A, CDP.V1 07/2004



200612110126  
Skagit County Auditor

12/11/2006 Page

7 of

7 11:55AM

1/1

Documents Processed 11-17-2006, 16:00:24