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200612280039
Skagit County Auditor

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DEED OF TRUST

Trustor(s) MARK E. EATON AND SANDRA M. EATON, 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 THAT PORTION OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 NORTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN

Assessor's Property Tax Parcel or Account Number P19120

Reference Numbers of Documents Assigned or Released

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 12-04-2006, 15:25:22

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State of Washington
REFERENCE #: 20063243388386

Space Above This Line For Recording Data
Account number: 650-650-4046405-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is DECEMBER 08, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **MARK E. EATON AND SANDRA M. EATON, HUSBAND AND WIFE** whose address is: **13003 S WILDWOOD LN, ANACORTES, WASHINGTON 98221**

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): **P19120**
THAT PORTION OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN

with the address of 13003 S WILDWOOD LANE, ANACORTES, WASHINGTON 98221 and parcel number of P19120 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 \$ 100,000.00 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 DECEMBER 08, 2046.

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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).

Mark E. Eaton 12/7/06
Grantor **MARK E EATON** Date

Sandra M Eaton 12-7-06
Grantor **SANDRA M EATON** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

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Grantor

Date

Grantor

Date

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For An Individual Acting In His/Her Own Right:

State of WASHINGTON

County of ISLAND

On this day personally appeared before me

MARK E. EATON AND SANDRA M. EATON

(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 7th day of DECEMBER, 2006.

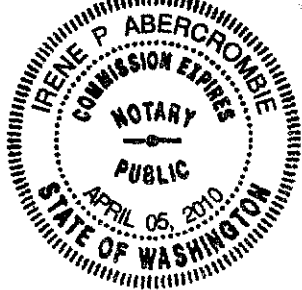
Witness my hand and notarial seal on this the 7th day of DECEMBER, 2006

Irene P. Abercrombie
Signature

IRENE P. ABERCROMBIE
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 4-5-2010

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EXHIBIT A

Reference: 20063243388386

Account: 650-650-4046405-1998

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 18 ACRES OF SAID GOVERNMENT LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 18 ACRES A DISTANCE OF 452 FEET; THENCE EAST 220 FEET, MORE OR LESS, TO THE WEST EDGE OF PRIVATE ROAD AS IT EXISTED MARCH 24, 1934; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST EDGE OF SAID ROAD TO A POINT ON THE NORTH LINE OF SAID SECTION 11 THAT IS 170 FEET EAST OF THE NORTHEAST CORNER OF SAID WEST 18 ACRES OF LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11, TO THE POINT-OF-BEGINNING. TITLE TO SAID PREMISES IS VESTED IN MARK E. EATON AND SANDRA M. EATON, HUSBAND AND WIFE BY DEED FROM SANDRA M. EATON, AS HER SEPARATE ESTATE DATED 01/09/92 AND RECORDED 1/13/1992 AS INSTRUMENT NO. 9201130062 BOOK 1040 PAGE 0088.

Exhibit A, CDP.V1 07/2004



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