



200702140066

Skagit County Auditor

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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) **GARY A. DSCHAAK, A MARRIED MAN AND GLENDA KAY DSCHAAK A NON-VESTED SPOUSE AS HUSBAND AND WIFE, AS HIS OWN SEPARATE ESTATE**

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** PARCEL A: THE SOUTH 110 FEET OF THE NORTH 220 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION; THENCE WEST TO THE SKAGIT RIVER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND AS DESCRIBED IN EASEMENT RECORDED UNDER AUDITORS FILE NO. 9001180032, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel or Account Number **P45309**

Reference Numbers of Documents Assigned or Released

Signature (for non-standard recording)

Reference: 20063637500209

WADEED - short (06/2002) CDPv.1



Prepared by:  
Wells Fargo Bank, N.A.  
SHARMINI DESILVA  
DOCUMENT PREPARATION  
18700 NW WALKER RD #92  
BEAVERTON, OREGON 97006  
503-614-5795

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State of Washington  
REFERENCE #: 20063637500209

Space Above This Line For Recording Data  
Account number: 651-651-1202043-0XXX

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **JANUARY 26, 2007** and the parties are as follows:  
TRUSTOR ("Grantor"): **GARY A. DSCHAAK, A MARRIED MAN AND GLENDA KAY DSCHAAK A NON-VESTED SPOUSE AS HUSBAND AND WIFE, AS HIS OWN SEPARATE ESTATE** whose address is: **58800 WILLOW LANE, MARBLE MOUNT, WASHINGTON 98267**

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): **P45309**  
**PARCEL A: THE SOUTH 110 FEET OF THE NORTH 220 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION; THENCE WEST TO THE SKAGIT RIVER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND AS DESCRIBED IN EASEMENT RECORDED UNDER AUDITORS FILE NO. 9001180032, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

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with the address of 58800 WILLOW LN, MARBLE MOUNT, WASHINGTON 98267 and parcel number of P45309 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 FEBRUARY 15, 2037.
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).

Gary A. Dschaak  
Grantor GARY A DSCHAAK

1-27-07

Date

Glenka Kay Dschaak Per Gary A. Dschaak AS ATT. in fact 1-27-07  
Grantor GLENKA KAY DSCHAAK PER GARY A DSCHAAK AS ATTORNEY IN FACT

Date

Grantor

Date

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Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me  
Gary A DSchaak

(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 27 day of Jan, 2007.

Witness my hand and notarial seal on this the 27 day of Jan, 2007  
Chris CHall

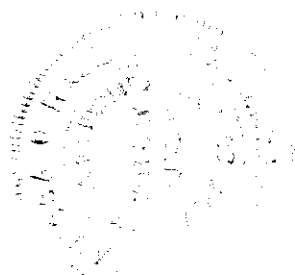
Signature

[NOTARIAL SEAL]

Anissa CHall

Print Name:

Notary Public



My commission expires: Sept 28 2010

*See Attached*



# All-purpose Acknowledgment

STATE OF Washington, COUNTY OF Skagit

On Jan 27th 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared

John A. Dechaak and Brenda Kay Dechaak by power of Attorney A. Dechaak as Attorney in fact.

personally known to me ~~-OR-~~  proved to me on the basis of satisfactory evidence/ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name (type or printed)

My commission expires:

*Amissa C Hall*

Amissa C Hall

Sept 28 2010

(Seal)

