



200702280071  
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) ROBERT G. MILLER AND DIANE M. MILLER, 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 PARCEL 'A': THAT PORTION OF TRACTS 6 AND 7, 'PLAT OF NORMAN WOODS SUB-DIVISION,' AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

**Assessor's Property Tax Parcel or Account Number P58112**

**Reference Numbers of Documents Assigned or Released**

**Reference: 20070227100252**

WADEED - short (06/2002) CDPv.1



Documents Processed 01-31-2007, 11:22:54

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State of Washington  
REFERENCE #: 20070227100252

Space Above This Line For Recording Data  
Account number: 651-651-1237007-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JANUARY 31, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **ROBERT G. MILLER AND DIANE M. MILLER, HUSBAND AND WIFE**  
whose address is: **322 ALLEN ST, ARROYO GRANDE, CALIFORNIA 93420-3306**

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): **P58112**  
**PARCEL 'A': THAT PORTION OF TRACTS 6 AND 7, 'PLAT OF NORMAN WOODS SUB-DIVISION,' AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

with the address of **5314 SUNSET AVE, ANACORTES, WASHINGTON 98221** and parcel number of **P58112** 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 **\$ 125,000.00** 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

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**EXHIBIT A**

Reference: 20070227100252

Account: 651-651-1237007-1998

**Legal Description:**

**PARCEL 'A': THAT PORTION OF TRACTS 6 AND 7, 'PLAT OF NORMAN WOODS SUB-DIVISION,' AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 95 FEET; THENCE NORTH 75 DEGREES 24 MINUTES 45 SECONDS EAST, A DISTANCE OF 135.65 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES EAST, A DISTANCE OF 53.40 FEET TO A POINT 11 FEET WEST OF THE EAST LINE OF SAID TRACT 7; THENCE SOUTH PARALLEL TO SAID EAST LINE TO THE NORTHERLY BOUNDARY OF SUNSET AVENUE; THENCE SOUTHWESTERLY AND WEST ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL 'B': THAT PORTION OF TRACTS 7 AND 8, 'PLAT OF NORMAN AND WOODS SUB-DIVISION', AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 8; NORTH 70 DEGREES 38 MINUTES EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 5.25 FEET; THENCE NORTH 19 DEGREES 22 MINUTES WEST 48.14 FEET; THENCE SOUTH 51.02 FEET TO THE SOUTH LINE OF TRACT 7 OF SAID PLAT; THENCE NORTH 70 DEGREES 38 MINUTES EAST 11.67 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROBERT G. MILLER AND DIANE M. MILLER, HUSBAND AND WIFE BY DEED FROM CLARK D. SMITH, AS HIS SEPARATE PROPERTY DATED 8/22/2005 AND RECORDED 8/24/2005 AS INSTRUMENT NO. 200508240072.**

Exhibit A, CDP.V1 07/2004



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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is JANUARY 31, 2047.


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).

  
Grantor **ROBERT G MILLER** 22-07  
Date

  
Grantor **DIANE M MILLER** 2-2-07  
Date

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

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

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

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Grantor

Date

Grantor

Date

Grantor

Date

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For An Individual Acting In His/Her Own Right:

State of California

County of San Luis Obispo

On this day personally appeared before me Robert G. Miller and Diane M. Miller

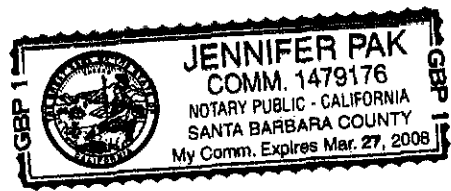
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 2 day of Feb, 2007.

Witness my hand and notarial seal on this the 2 day of Feb, 2007

Jennifer Pak  
Signature  
Jennifer Pak  
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: mar. 27, 2008



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