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After Recording Return To:

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P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) LEE ANN YAKE, A SINGLE PERSON

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: TRACT "A": ALL OF THOSE PORTIONS OF PARCELS "A", "B" AND "C" AS DESCRIBED HEREIN BELOW LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINE, TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT

Assessor's Property Tax Parcel or Account Number P28810

Reference Numbers of Documents Assigned or Released

Reference: 20072237100187

WADEED - short (06/2002) CDPv.1



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Prepared by:  
Wells Fargo Bank, N.A.  
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State of Washington  
REFERENCE #: 20072237100187

Space Above This Line For Recording Data  
Account number: 651-651-1969575-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 22, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **LEE ANN YAKE, A SINGLE PERSON** whose address is: **16354 BRITT RD, MOUNT VERNON, WASHINGTON 98273-9525**

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): **P28810**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT "A": ALL OF THOSE PORTIONS OF PARCELS "A", "B" AND "C" AS DESCRIBED HEREIN BELOW LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINE, TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MORE THOROUGHLY DETAILED ON ATTACHED EXHIBIT**

with the address of 16354 BRITT RD, MOUNT VERNON, WASHINGTON 98273 and parcel number of P28810 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

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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 **AUGUST 22, 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).

*Lee Ann Yake* 8/23/07  
Grantor **LEE ANN YAKE** Date

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

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

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

\_\_\_\_\_  
Grantor



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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 WASHINGTON

County of SKAGIT

On this day personally appeared before me  
LEE ANN YAKE

(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 23<sup>rd</sup> day of AUGUST, 20 07.

Witness my hand and notarial seal on this the 23<sup>rd</sup> day of AUGUST, 2007



Signature: Ry Samant

Print Name: RY SAMANT

Notary Public

My commission expires: DEC 19, 2009



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**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:

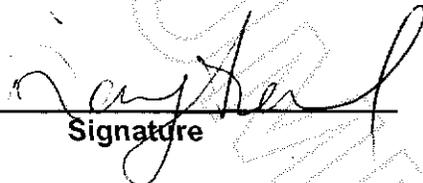
Name of Notary: R Y Samant

Commission Number: NA

Commission Expires: Dec. 19, 2009

Date & Place of Notary Execution: August 23, 2007

Date & Place of This Execution: 8/27/2007 Washington County, OR

  
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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EXHIBIT A

Reference: 20072237100187

Account: 651-651-1969575-1998

**Legal Description:**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: TRACT "A": ALL OF THOSE PORTIONS OF PARCELS "A", "B" AND "C" AS DESCRIBED HEREIN BELOW LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINE, TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. WITH THE SEMI-TANGENT OF THE CENTERLINE OF BRITT SLOUGH ROAD, WHICH POINT BEARS SOUTH 88 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 301.73 FEET FROM THE CENTER OF SAID SECTION 30 AND WHICH POINT ALSO BEARS NORTH 36 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 69.68 FEET FROM THE POINT OF CURVATURE (PC) OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49 DEGREES 50 MINUTES 20 SECONDS, A RADIUS OF 286.48 FEET, AN ARC DISTANCE OF 249.20 FEET AND A TANGENT DISTANCE OF 133.10 FEET; THENCE NORTH 36 DEGREES 00 MINUTES 05 SECONDS WEST ALONG THE SEMI-TANGENT OF SAID 49 DEGREES 50 MINUTES 20 SECONDS CURVE TO THE RIGHT, A DISTANCE OF 63.42 FEET TO THE P.I. OF SAID CURVE; THENCE NORTH 13 DEGREES 50 MINUTES 15 SECONDS EAST ALONG THE SEMI-TANGENT OF SAID CURVE TO THE RIGHT, THE CENTERLINE OF BRITT SLOUGH ROAD AND THE SEMI-TANGENT OF A CURVE TO THE LEFT, A DISTANCE OF 457.44 FEET TO THE P.I. OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 00 SECONDS, A RADIUS OF 484.54 FEET, AN ARC DISTANCE OF 251.59 FEET AND A TANGENT DISTANCE OF 128.70 FEET; THENCE NORTH 15 DEGREES 54 MINUTES 45 SECONDS WEST ALONG THE SEMI-TANGENT OF SAID CURVE TO THE LEFT AND THE CENTERLINE OF BRITT SLOUGH ROAD, A DISTANCE OF 245.24 FEET; THENCE SOUTH 74 DEGREES 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID BRITT SLOUGH ROAD AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS BOUNDARY LINE DESCRIPTION; THENCE SOUTH 74 DEGREES 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 64.405 FEET; THENCE SOUTH 0 DEGREE 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING FENCE LINE; THENCE CONTINUE SOUTH 00 DEGREES 36

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MINUTES 30 SECONDS WEST TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF BRITT'S SLOUGH WHICH POINT IS THE POINT OF ENDING OF THIS BOUNDARY LINE DESCRIPTION. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "A": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF BRITT'S SLOUGH ON THE LINE BETWEEN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30, AFORESAID; THENCE DUE EAST 297 FEET; THENCE SOUTH TO A POINT 265 FEET NORTH OF THE CENTER OF BRITT'S SLOUGH, WHICH POINT IS THE BEGINNING POINT OF THIS DESCRIPTION; THENCE WEST 70 FEET; THENCE SOUTH TO THE CENTERLINE OF BRITT'S SLOUGH; THENCE FOLLOWING THE CENTERLINE OF BRITT'S SLOUGH TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 265 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING WITHIN THE BRITT'S SLOUGH ROAD, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THAT CERTAIN TRACT CONVEYED TO THE MOUNT VERNON CHRISTIAN SCHOOL ASSOCIATION, INC., BY DEED RECORDED OCTOBER 5, 1964, UNDER AUDITOR'S FILE NO. 656701, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND ALSO EXCEPT DIKE RIGHT OF WAY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD, 544.5 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 112 FEET; THENCE EAST TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE COUNTY ROAD, AND EXCEPT THAT PORTION, IF ANY, THAT MAY BE WITHIN THE BOUNDARIES OF PARCEL "A" ABOVE. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "C": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE BRITT'S SLOUGH ROAD 544.5 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE FOLLOWING THE WEST LINE OF SAID ROAD SOUTHEASTERLY A DISTANCE OF 413.5 FEET; THENCE WEST TO THE CENTER OF BRITT'S SLOUGH; THENCE NORTHWESTERLY FOLLOWING THE CENTER OF SAID SLOUGH TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE DUE NORTH TO THE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF OWNED BY OR USED FOR DIKE OR DITCH RIGHTS

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OF WAY BY DIKING DISTRICT NO. 3, ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS: 1) BEGINNING 29 RODS 7 1/2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST TO THE CENTERLINE OF BRITT'S SLOUGH, THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE EAST TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE COUNTY ROAD TO A POINT 60 FEET NORTH OF THE LINE FIRST DESCRIBED HEREIN; THENCE WEST PARALLEL TO AND 60 FEET NORTH OF THE SAID FIRST DESCRIBED LINE TO THE CENTER OF BRITT'S SLOUGH; THENCE SOUTHERLY ALONG THE CENTERLINE OF BRITT'S SLOUGH TO THE TRUE POINT OF BEGINNING. 2) BEGINNING AT A POINT ON THE WEST LINE OF THE BRITT'S SLOUGH ROAD 544.5 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 112 FEET; THENCE EAST TO THE WEST LINE OF THE COUNTY ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING. 3) BEGINNING AT A POINT ON THE WESTERLY LINE OF THE BRITT'S SLOUGH ROAD WHICH IS 544.5 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE FOLLOWING THE WESTERLY LINE OF SAID ROAD SOUTHEASTERLY, A DISTANCE OF 413.5 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THOSE PREMISES DESCRIBED IN AN INSTRUMENT DATED APRIL 16, 1954, FILED APRIL 19, 1954, UNDER AUDITOR'S FILE NO. 500514; THENCE WEST TO THE CENTER OF BRITT'S SLOUGH; THENCE NORTHERLY ALONG THE CENTER OF BRITT'S SLOUGH TO THE SOUTHWEST CORNER OF THOSE PREMISES CONVEYED TO MOUNT VERNON CHRISTIAN SCHOOL ASSOCIATION, INC., A CORPORATION, BY DEED OCTOBER 3, 1964, FILED OCTOBER 5, 1964, UNDER AUDITOR'S FILE NO. 656701; THENCE EAST ALONG THE SOUTH LINE OF SAID MOUNT VERNON CHRISTIAN SCHOOL ASSOCIATION, INC., PREMISES TO THE WESTERLY LINE OF THE BRITT'S SLOUGH ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN NE 1/4 OF NW 1/4 & SE 1/4 OF NW 1/4, 30-34-4E W.M.



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