



200709180044  
Skagit County Auditor

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**After Recording Return To:**

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900

**DEED OF TRUST**

**Trustor(s)** STEPHEN G. MARTIN AND TINA M. FRANULOVICH-MARTIN, 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** ABBREVIATED LEGAL: SECTION 22, TOWNSHIP 34, RANGE 2; PTN. SE 1/4 - NW 1/4, AKA TRACT 4, SURVEY NO. 805587

**Assessor's Property Tax Parcel or Account Number** P20653

**Reference Numbers of Documents Assigned or Released**



**EXHIBIT A**

Reference: 20071917400206

Account: 650-650-6819577-1998

**Legal Description:**

**THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 40 MINUTES 22 SECONDS EAST, 972.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, 324.03 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 19 MINUTES 46 SECONDS WEST; ALONG SAID EAST LINE, 669.97 FEET, MORE OR LESS, TO THE CENTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 36 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 322.91 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 05 SECONDS EAST, 669.56 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, ALSO KNOWN AS TRACT 4 OF THAT CERTAIN SURVEY RECORDED AUGUST 30, 1974 IN BOOK 1 OF SURVEYS, PAGE 79, AS AUDITOR'S FILE NO. 805587; EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD KNOWN AS FLAGSTAFF ROAD, BY DEED RECORDED JUNE 23, 1932, IN VOLUME 161 OF DEEDS, PAGE 171. ABBREVIATED LEGAL: SECTION 22, TOWNSHIP 34, RANGE 2; PTN. SE 1/4 - NW 1/4, AKA TRACT 4, SURVEY NO. 805587 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE FOLLOWING DESCRIBED TRACTS: 1. THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, EXCEPT COUNTY ROAD; 2. THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; EXCEPT COUNTY ROAD; 3. THE NORTH 60 FEET OF TRACTS 1, 2 AND 3 AS SHOWN ON THAT CERTAIN SURVEY RECORDED AUGUST 30, 1974 IN BOOK 1 OF SURVEYS, PAGE 79, UNDER AUDITOR'S FILE NO. 805587. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.**

Exhibit A, CDP.V1 07/2004



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Prepared by:  
Wells Fargo Bank, N.A.  
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Billings, MT 59107-9900

State of Washington  
REFERENCE #: 20071917400206

Space Above This Line For Recording Data  
Account number: 650-650-6819577-1XXX

**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"): **STEPHEN G. MARTIN AND TINA M. FRANULOVICH-MARTIN,**  
**HUSBAND AND WIFE** whose address is: **9492 FLAGSTAFF LN, LA CONNER,**  
**WASHINGTON 98257-8714**

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): **P20653**  
**ABBREVIATED LEGAL: SECTION 22, TOWNSHIP 34, RANGE 2; PTN. SE 1/4 - NW 1/4, AKA**  
**TRACT 4, SURVEY NO. 805587**

with the address of **9492 FLAGSTAFF LANE, LA CONNER, WASHINGTON 98257** and parcel number of **P20653** 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 AUGUST 22, 2047.

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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).

Stephen G. Martin 8/23/07  
Grantor **STEPHEN G MARTIN** Date

Tina M. Franulovich-Martin 8/23/07  
Grantor **TINA M FRANULOVICH-MARTIN** Date

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

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Grantor Date

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Grantor

Date

Grantor

Date



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Documents Processed 08-21-2007, 13:11:05

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skaagit

On this day personally appeared before me

Stephen G Martin and Tina M. Franulovich-Martin  
(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 day of August, 2007.

Witness my hand and notarial seal on this the 23 day of August, 2007



Rhonda Jo Worley  
Signature

Rhonda Jo Worley  
Print Name: \_\_\_\_\_  
Notary Public

My commission expires: 04-09-09



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