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Skagit County Auditor

After Recording Return To:

11/8/2007 Page

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6 11:17AM

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

DEED OF TRUST

Trustor(s) LAWRENCE EARL STICKLES JR. A MARRIED MAN, AS HIS SEPERATE ESTATE AND
MARIANNE STICKLES, A NON-VESTED SPOUSE, 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 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WA,
COUNTY OF SKAGIT, CITY OF ANACORTES AND DESCRIBED AS FOLLOWS: MORE
THOROUGHLY DETAILED IN ATTACHED EXHIBIT

Assessor's Property Tax Parcel or Account Number R68290

Reference Numbers of Documents Assigned or Released

PTN Lots 5-6 PL 2 Rancho San Juan 3



Prepared by:
Wells Fargo Bank, N.A.
BEN INKS
DOCUMENT PREPARATION
18700 NW WALKER RD
BEAVERTON, OREGON 97006
503-614-6236

When recorded mail to:
LSI - North Recording Division
5029 Dudley Blvd
McClellan, CA 95652
(800) 964-3524

gt.

3924342

State of Washington
REFERENCE #: 20072897400094

Space Above This Line For Recording Data
Account number: 651-651-2170421-1XXX

SHORT FORM DEED OF TRUST

Recording Requested by
LSI

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **OCTOBER 29, 2007** and the parties are as follows:
TRUSTOR ("Grantor"): **LAWRENCE EARL STICKLES JR. A MARRIED MAN, AS HIS SEPERATE ESTATE AND MARIANNE STICKLES, A NON-VESTED SPOUSE, HUSBAND AND WIFE** whose address is: **3559 BIZ POINT RD, ANACORTES, WASHINGTON 98221-8538**

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): **R68290**
~~THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WA, COUNTY OF SKAGIT, CITY OF ANACORTES AND DESCRIBED AS FOLLOWS: MORE THOROUGHLY DETAILED IN ATTACHED EXHIBIT~~ **SEE EXHIBIT A**

with the address of **3559 BIZ POINT RD, ANACORTES, WASHINGTON 98221** and parcel number of **R68290** 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

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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 **OCTOBER 29, 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 **LAWRENCE EARL STICKLES, JR**

10/29/07
Date


Grantor **MARIANNE STICKLES**

10/29/07
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:

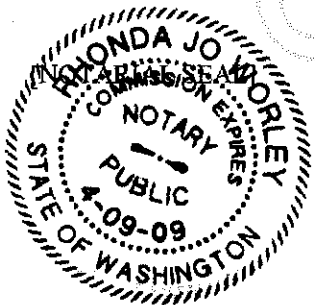
State of Washington

County of Skagit

On this day personally appeared before me

Mr Lawrence E Stickle Jr and Marianne Stickle
Lawrence Earl Stickle Jr (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 29 day of October, 2007.

Witness my hand and notarial seal on this the 29 day of October, 2007



Rhonda Jo Worley
Signature

RHONDA JO WORLEY
Print Name: _____
Notary Public

My commission expires: 04-09-09



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EXHIBIT A

Reference: 20072897400094

Account: 651-651-2170421-1998

Legal Description:

The land referred to herein is situated in the State of WA, County of SKAGIT, City of ANACORTES and described as follows: That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar, Subdivision No. 3, as per Plat recorded in Volume 6 of Plats, Pages 19 and 20, Records of Skagit County, Washington, described as follows: Beginning at the South 1/4 corner of Section 10, Township 34 North, Range 1 East, W. M., as the same is shown on the face of Plate 2, Rancho San Juan Del Mar Subdivision No. 3; Thence South 88 deg. 49 min. 15 sec. East 400.00 feet along the South line of said Section 10, to the true point of beginning; Thence North 16 deg. 21 min. 44 sec. West 71.00 feet; Thence North 0 deg. 00 min. 00 sec. East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the West line of said Lot 6 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 2; Thence North 82 deg. 10 min. 25 sec. East 25.24 feet along said staking line to the West line of said Lot 5; Thence continuing along said staking line North 58 deg. 27 min. 00 sec. East 75.0 feet to the East line of said Lot 6; Thence South 12 deg. 09 min. 00 sec. East 294.44 feet along said East line of Lot 6 to the Northerly margin of County Road No. 376 (Biz Point Road); Thence Southwesterly along the Northerly margin of said County road to a point bearing South 16 deg. 21 min. 44 sec. East from the point of beginning; Thence North 16 deg. 21 min. 44 sec. West 160.71 feet to the point of beginning. Together with that portion of Lot 6 and the East 25.00 feet of Lot 5 lying Northerly of the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3. Situate in the County of Skagit, State of Washington. Abbreviated Legal provided as a courtesy Ptns, 5 and 6, Place 2, Rancho San Juan Del Mar Sub 3, Vol 6 pg 19-20, Skagit Co, WA



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Exhibit A, CDP.V1 07/2004



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