



200801250057  
Skagit County Auditor

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## DEED OF TRUST

Trustor(s) LOUIS E. DARST AND KARI E. DARST, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS LOUIS E. AND KARI E. DARST, 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 SE 1/4 OF THE NE 1/4 OF SECT 25, T. 35 N, R. 1 E, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.

Assessor's Property Tax Parcel or Account Number P32112

Reference Numbers of Documents Assigned or Released



Prepared by:  
**Wells Fargo Bank, N.A.**  
**MARY ANN COLE**  
**DOCUMENT PREPARATION**  
**18700 NW WALKER RD #92**  
**BEAVERTON, OREGON 97006**  
**866-537-8489**

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State of Washington  
REFERENCE #: 20073477500162

Space Above This Line For Recording Data  
Account number: 651-651-2301034-0XXX

## **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 04, 2008** and the parties are as follows:

TRUSTOR ("Grantor"): **LOUIS E. DARST AND KARI E. DARST, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS LOUI S E. AND KARI E. DARST, HUSBAND AND WIFE** whose address is: **3504 M AVE, ANACORTES, WASHINGTON 98221-3352**

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): **P32112**

**SE 1/4 OF THE NE 1/4 OF SECT 25, T. 35 N, R. 1 E, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT.**

with the address of **3504 M AVE, ANACORTES, WASHINGTON 98221** and parcel number of **P32112** 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 **\$ 60,000.00** 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 **JANUARY 20, 2023**.

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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).

Grantor LOUIS E DARST

01-04-08  
Date

Grantor KARI E DARST

01-04-08  
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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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

LOUIS E DARST and KARI E DARST

(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 4<sup>th</sup> day of JANUARY, 2008.

Witness my hand and notarial seal on this the 4<sup>th</sup> day of JANUARY, 2008

MARSHA L. SULLIVAN

Signature

MARSHA L SULLIVAN

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: OCT 15, 2011

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## EXHIBIT A

Reference: 20073477500162

Account: 651-651-2301034-0001

### Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. LOCATED IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON AND A PORTION OF THE PROPERTY NOW OR FORMERLY DESCRIBED IN THE DEED OF CHARLENE C. NIBARGER TO CHARLENE C. NIBARGER AND DAISY I. NIBARGER RECORDED UNDER AUDITORS FILE NUMBER 200407130088, RECORDS OF SAID COUNTY. COMMENCING AT A CASED MONUMENT AT THE INTERSECTION OF 35TH STREET AND M AVENUE THENCE PROCEEDING ALONG THE CENTERLINE OF 35TH STREET N 89 DEGREES 27 MINUTES 05 W, 130.48 FEET; THENCE TURNING S 00 DEGREES 24 MINUTES 03 SECONDS E, 40.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89 DEGREES 27 MINUTES 05 W, ALONG THE SOUTH LINE OF 35TH STREET, 35.80 FEET TO A REBAR AND CAP MARKED 'PARRISH, LS 29535,' THENCE TURNING S 00 DEGREES 12 MINUTES 47 SECONDS E, 97.23 ALONG REMAINING LANDS OF SAID NIBARGER TO A REBAR AND CAP MARKED 'PARRISH, LS 29535,' THENCE TURNING S 89 DEGREES 47 MINUTES 00 SECONDS E, 15.54 FEET TO A REBAR AND CAP MARKED 'PARRISH, LS 29535,' THENCE CONTINUING S 89 DEGREES 47 MINUTES 00 SECONDS E, 20.57 FEET; THENCE TURNING N 00 DEGREES 24 MINUTES 03 SECONDS W, 97.03 FEET TO THE POINT OF BEGINNING. ALSO, A NON-EXCLUSIVE, APPURTEnant EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THE WEST FIVE FEET OF THE ABOVE DESCRIBED PROPERTY IS RESERVED FOR THE BENEFIT OF WPC JOINT VENTURES, LLC, ITS HEIRS AND ASSIGNS. ABBREVIATED LEGAL: SE 1/4 OF THE NE 1/4 OF SECT 25, T. 35 N, R. 1 E, WILLAMETTE MERIDIAN TITLE TO SAID PREMISES IS VESTED IN LOUIS E AND KARI E. DARST BY DEED FROM WPC JOINT VENTURE LLC (STERLING CHORD AUTHORIZED SIGNER) DATED 1/8/2007 AND RECORDED 2/26/2007 AS INSTRUMENT NO. 200702260187.

Exhibit A, CDP.V1 07/2004



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