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**200803100049
Skagit County Auditor**

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DEED OF TRUST

Trustor(s) EARLIE FRANKS AND RUIE FRANKS REVOCABLE LIVING TRUST, DATED OCT. 21ST, 2002, EARLIE FRANKS AND RUIE FRANKS AS TRUSTEES

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 PROVIDED AS A COURTESY: PTN SE 1/4 NW 1/4 SEC17 T35N R5 E W.M., SKAGIT CO., WA. SEE ATTACHED EXHIBIT A

Assessor's Property Tax Parcel or Account Number 350517-0-003-0002

Reference Numbers of Documents Assigned or Released

WADEED – short (06/2002) CDPv.1



1/6

Documents Processed 02-12-2008, 08:14:46

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State of Washington
REFERENCE #: 20080317500152

Space Above This Line For Recording Data
Account number: 651-651-2369973-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **FEBRUARY 12, 2008** and the parties are as follows:
TRUSTOR ("Grantor"): **EARLIE FRANKS AND RUIE FRANKS REVOCABLE LIVING TRUST, DATED OCT. 21ST, 2002, EARLIE FRANKS AND RUIE FRANKS AS TRUSTEES** whose address is: **25422 STATE ROUTE 20, SEDRO WOOLLEY, WASHINGTON 98284-8016**

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): **350517-0-003-0002**
ABBREVIATED LEGAL PROVIDED AS A COURTESY: PTN SE 1/4 NW 1/4 SEC17 T35N R5 E W.M., SKAGIT CO., WA. SEE ATTACHED EXHIBIT A

with the address of **25422 STATE ROUTE 20, SEDRO WOOLLEY, WASHINGTON 98284** and parcel number of **350517-0-003-0002** 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 **\$ 25,000.00** 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 **MARCH 12, 2048**.

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.

Third Party Rider

Leasehold Rider

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).

Earlie Franks Trustee
Grantor EARLIE FRANKS, TRUSTEE Date

Ruie Franks Trustee
Grantor RUIE FRANKS, TRUSTEE 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

Earlie Franks + Ruie Franks

(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 12th day of February, 20 08.

Witness my hand and notarial seal on this the 12th day of February 2008

Allyson C. Yamauchi
Signature

Allyson C Yamauchi
Print Name: Allyson C Yamauchi
Notary Public



My commission expires: 4-11-2011

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For An Individual Trustee Borrower:

State of Washington

County of Skagit

On this day personally appeared before me Earlie Franks & Roie Franks
(here insert the name of grantor or

grantors) to me known to be the Trustee for the Trust known as Earlie Franks & Roie Franks Revocable Living Trust and who executed the within and foregoing instrument in his or her capacity as Trustee for the said trust, and that he was authorized to do so in the trust instrument pursuant to which the said Trust was created, 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 12th day of February, 2008. (Signature of officer and official seal below)

Witness my hand and notarial seal on this the 12th day of February, 2008

Allyson C. Yamauchi
Signature

Allyson Yamauchi
Print Name: Allyson C Yamauchi
Notary Public



My commission expires: 4-11-2011



EXHIBIT A

Reference: 20080317500152

Account: 651-651-2369973-1998

Legal Description:

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WA,
COUNTY OF SKAGIT, CITY OF SEDRO WOOLLEY AND DESCRIBED AS
FOLLOWS: THAT PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST
W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF THE
SAID SECTION 17, THENCE NORTH, ALONG THE NORTH-SOUTH CENTER
LINE OF SAID SECTION, 70 FEET TO THE TREE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE CONTINUE NORTH ALONG THE NORTH-
SOUTH CENTER LINE 350 FEET, MORE OR LESS, TO THE SOUTHERLY
RIGHT OF WAY LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF
WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF
SAID RIGHT OF WAY 672 FEET; THENCE SOUTHEASTERLY 600 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING. SITUATE IN THE
COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL
PROVIDED AS A COURTESY: PTN SE 1/4 NW 1/4 SEC 17 T35N R5 E W.M.,
SKAGIT CO., WA.**

Exhibit A, CDP.V1 07/2004



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REFERENCE: 20080317500152
ACCOUNT: 651-651-2369973-1998

THIRD PARTY RIDER

This THIRD PARTY RIDER is made on **FEBRUARY 12, 2008**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("the Security Instrument") given by the undersigned Trustee(s) to secure the Secured Debt from

EARLIE FRANKS And RUIE FRANKS

(the "Debtor") to Lender.

With respect to the Trust, this Security Instrument constitutes a third party mortgage/deed of trust and grant of security interest by the undersigned as Trustee(s) of said Trust in the Property described in this Security Instrument to secure the Note of the Debtor to the Lender.

Consequently, references in the text to "Borrower" refer to the undersigned Trustee(s) and the Debtor if the context in which the term is used so requires. Without limiting the generality of the foregoing, the use of the term "Borrower" in the context of warranties, representations and obligations pertaining to the Property shall refer to the undersigned Trustee(s). The use of the term "Borrower" in the context of the requirements under the Note shall refer to the Debtor.

Except with respect to the obligation(s) of the undersigned as individuals, and not as Trustee(s), with respect to the Secured Debt before the date first set forth herein above and the obligation(s) of the undersigned as individuals with respect to Secured Debt prior to the transfer of the Property into the Trust, the Trust and the undersigned, as Trustee(s), are not liable for the debt evidenced by the Note and are a party hereunder except insofar as their interest in the Property is made subject to the Security Instrument.

3PARTYRIDER (WF), CDP.V1 (06/2004)



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Further, revocation of the Trust, distribution of trust assets, or death of any Debtor shall constitute an event of default under the Secured Instrument.

Earlie Franks Trustee
Trustee EARLIE FRANKS, TRUSTEE _____ Date

Ruie Franks Trustee
Trustee RUIE FRANKS, TRUSTEE _____ Date

