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Skagit County Auditor

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Return Address:
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REFERENCE # 20060747500579 ACCOUNT #: 0651-651-9703470-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/17/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
ROBERT L. HARDIN AND NANCY L. HARDIN, HUSBAND AND WIFE, WHO AQUIRED TITLE AS ROBERT HARDIN

whose address is: 8297 GARDEN OF EDEN RD SEDRO WOOLLEY, WA, 98284

TRUSTEE: **Wells Fargo Financial National Bank**
2324 Overland Ave. , BILLINGS, MT 59102

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107

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:

PARCEL TWO: THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., MORE FULLY DESCRIBED IN ATTACHED EXHIBIT A

with the address of 8297 GARDEN OF EDEN RD SEDRO WOOLLEY, WA 98284 and parcel number of P36561 AND P36562 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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WASHINGTON - DEED OF TRUST

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 \$ 40,000.00 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 03/17/2046
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 February 6, 1997 as Auditor's File Number 9702060051 in Book 1626 at Page 0614 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.
- 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
-

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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).

Robert L Hardin
ROBERT L HARDIN

Grantor

3-28-06

Date

Nancy L Hardin
NANCY L HARDIN

Grantor

3-28-06

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAGIT } ss.

I hereby certify that I know or have satisfactory evidence that ROBERT L HARDIN
& NANCY L HARDIN is/are the
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and
acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: MARCH 28th 2006

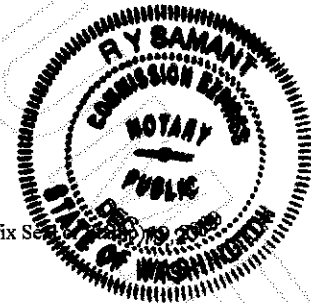
Ry Samant
(Signature)

(Print name and include title)

My Appointment expires: Dec 19, 2009

R Y SAMANT NOTARY PUBLIC

(Affix Seal)



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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: **DECEMBER 10, 2009**

Date & Place of Notary Execution: **MARCH 28, 2006 SKAGIT COUNTY, WA**

Date & Place of This Execution: **3/30/2006 Washington County, OR**

Denny Bunker

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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Exhibit A

Reference #: 20060747500579

Acct #: 0651-651-9703470-1998

PARCEL TWO: THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4, 40 FOOT DISTANT FROM THE NORTH MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY; THENCE A DISTANCE OF 20 FEET, MORE OR LESS, TO THE EAST LINE OF THE GARDEN OF EDEN ROAD, WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 175.11 FEET ALONG THE EAST LINE OF THE GARDEN OF EDEN ROAD; THENCE EAST 605.11 FEET, MORE OR LESS, AND PARALLEL TO THE SOUTH LINE OF BASSETT ROAD, TO A POINT 30 FEET WEST OF THE EAST LINE OF SECTION 14; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF THE GARDEN OF EDEN ROAD 201.70 FEET, MORE OR LESS, TO A POINT 40 FEET DISTANT FROM THE NORTH MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY; THENCE WESTERLY AND PARALLEL TO SAID NORTH MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY TO THE TRUE POINT OF BEGINNING. SITUATE IN SKAGIT COUNTY, WASHINGTON. PARCEL THREE: THE SOUTH 40 FEET OF THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE NORTHERN PACIFIC RAILWAY AS SAID RAILWAY IS LOCATED. SITUATED IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROBERT HARDIN BY DEED FROM ROBERT HARDIN ADMINISTRATOR OF THE ESTATE OF LAURA MARIE HARDIN, DECEASED JULY 22, 1998 DATED 12/21/1998 AND RECORDED 1/19/1999 AS INSTRUMENT NO. 9901190178.



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