

200605300083

Skagit County Auditor

5/30/2006 Page

1 of

4 10:00AM

Return Address:
Wells Fargo Bank, N.A.
DOCUMENT MANAGEMENT
P. O. BOX 31557
BILLINGS, MT 59107

State of Washington Space Above This Line For Recording Data
REFERENCE # 20061237500720 **ACCOUNT #:** 0651-651-0128488-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Short Deed of Trust ("Security Instrument") is 05/05/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
DONALD W. HYDE AND JEAN L. HYDE, HUSBAND AND WIFE

whose address is: 1431 WOODLAND DR MOUNT VERNON, WA, 98274

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:

LOT 40, 'FOREST ESTATES', ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES A53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN DONALD W. HYDE AND JEAN L. HYDE, HUSBAND AND WIFE BY DEED FROM RICHARD L. SCHWAB AND ANN C. SCHWAB, HUSBAND AND WIFE, DATED 8/1/1989 AND RECORDED 8/4/1989 AS INSTRUMENT NO. 8908040016 BOOK 834 PAGE 567.

with the address of 1431 WOODLAND DR MOUNT VERNON, WA 98274
and parcel number of P65455 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

EQ249A (11/2005)

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 05/05/2046
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.

- 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).

<u>Donald W. Hyde</u> DONALD W. HYDE	Grantor	<u>5/8/06</u> Date
<u>Jean L. Hyde</u> JEAN L HYDE	Grantor	<u>5/8/06</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

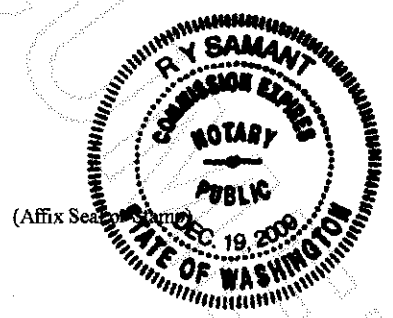
ACKNOWLEDGMENT:

(Individual)
STATE OF WASHINGTON, COUNTY OF SKAGIT } ss.
I hereby certify that I know or have satisfactory evidence that DONALD W HYDE AND
JEAN L HYDE 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: MAY 8th 2006

R Y SAMANT
(Signature)
R Y SAMANT NOTARY PUBLIC
(Print name and include title)

My Appointment expires: 12/19/2009



EQ249C (11/2005)



200605300083
Skagit County Auditor

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: RY SAMANT

Notary Commission Number: N/A

Date Commission Expires: December 19, 2009

Date and Place of Notary Execution: May 8, 2009 SKAGIT County, Washington

Date & Place of This Execution: May 11, 2006 Washington County, OR


WENDI VAANDERING

Wells Fargo Bank, N A

REVISED 12/9/04



200605300083
Skagit County Auditor