



200608090098
Skagit County Auditor

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After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) KEVIN R AINSWORTH AND DIANE L AINSWORTH, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Legal Description *Wells Fargo Bank*
S30T34R5E PTN NW NW AKA L3 SP99-0024

Assessor's Property Tax Parcel or Account Number 340530-2-001-0004

Reference Numbers of Documents Assigned or Released FIRST AMERICAN TITLE CO.
88970-2



Prepared by:
Wells Fargo Bank, N.A.

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P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20061814900124

Space Above This Line For Recording Data
Account number: 650-650-2749679-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 4, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **KEVIN R AINSWORTH AND DIANE L AINSWORTH, HUSBAND AND WIFE** whose address is: **24341 ELEGANT HEIGHT, MOUNT VERNON, WASHINGTON 98273-0000**

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):

with the address of 24341 ELEGANT HEIGHTS ROAD, MOUNT VERNON, WASHINGTON 98273-0000 and parcel number of _ 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 \$ 97,500.00 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 August 4, 2046.

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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 DIANE L AINSWORTH *Diane L. Ainsworth* 8/14/06 Date

Grantor KEVIN R AINSWORTH *Kevin R. Ainsworth* 8/14/06 Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

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Grantor

Date

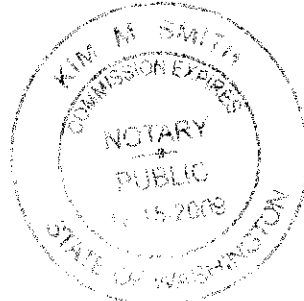
Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF **SKAGIT** } ss.



I hereby certify that I know or have satisfactory evidence that **DIANE L AINSWORTH And KEVIN R AINSWORTH** 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: April 4, 2006

Kim M. Smith
(Signature)

Kim M. Smith
(Print name) **NOTARY PUBLIC**

My Appointment expires: 12/15/09

(Affix Seal or Stamp)

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Order No: 88970

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3 of Short Plat No. 99-0024 recorded October 1, 2003 under Skagit County Auditor's File No. 200310010080; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington.



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