



200612180225
Skagit County Auditor

12/18/2006 Page 1 of 6 3:44PM

After Recording Return To:

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

CHICAGO TITLE CO.

IC40598 ✓

DEED OF TRUST

Trustor(s) RYAN M FREEMAN AND JEANETTE FREEMAN, 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

Assessor's Property Tax Parcel or Account Number LOT B ANA SP 03-009

Reference Numbers of Documents Assigned or Released
3858-000-068-0300 # P121952



Prepared by:
Wells Fargo Bank, N.A.
KRISTY WINDERS
DOCUMENT PREPARATION
526 CHAPEL HILLS DR
COLORADO SPRINGS, COLORADO 80920
866-452-3913

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

State of Washington
REFERENCE #: 20062963379432

Space Above This Line For Recording Data
Account number: 650-650-4148664-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **DECEMBER 18, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **RYAN M FREEMAN AND JEANETTE FREEMAN, HUSBAND AND WIFE**
whose address is: **103 PSC, PO Box 1107, APO, AE 09603-0011**

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): **LOT B ANA SP 03-009**

with the address of **4212 MARINE DRIVE LOT B, ANACORTES, WASHINGTON 98221** and parcel number of **LOT B ANA SP 03-009** 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 **\$ 280,000.00** 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 01, 2012**.

WADEED - short (06/2002) CDPv.1



200612180225
Skagit County Auditor

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).

Ryan M Freeman, By Michael K. Freeman as Attorney in fact 12/18/2006
Grantor **RYAN M FREEMAN, BY MICHAEL K FREEMAN AS ATTORNEY IN FACT** Date

Jeanette Freeman, By Michael K. Freeman as attorney in fact 12/18/2006
Grantor **JEANETTE FREEMAN, BY MICHAEL K FREEMAN AS ATTORNEY IN FACT** Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

WADEED - short (06/2002) CDPv.1



200612180225
Skagit County Auditor

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



200612180225
Skagit County Auditor

STATE OF WASHINGTON

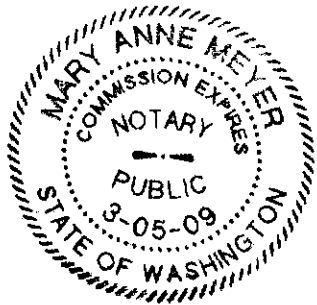
}
} ss.
}

COUNTY OF Skagit

On this day personally appeared before me Michael K. Freeman, who executed the within instrument as Attorney in Fact for Ryan M. Freeman and ** and acknowledged to me that he/she signed and sealed for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Ryan M. Freeman and ** is now living, and is not incompetent.

Given under my hand and official seal this 18th day of December, 2006

** Jeanette Freeman



Mary Anne Meyer
Notary Public in and for the State of Washington.
Name printed Mary Anne Meyer
Residing at Sedro-Woolley
My commission expires March 5, 2009

Acknowledgement - Attorney in Fact



200612180225
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE11706 MM

Lot B of CITY OF ANACORTES "MARINE POINT" SHORT PLAT No. ANA 04-009 as approved August 19, 2004 and recorded August 25, 2004, under Auditor's File No. 200408250062 records of Skagit County, Washington; AND amended by Boundary Line Adjustment recorded October 16, 2006, under Auditor's File No. 200610160102, records of Skagit County, Washington; being a portion of Lots 67 and 68, ANACO BEACH, according to the plat thereof recorded in Volume 5 of plats, page 4, records of Skagit County, Washington, and being more particularly described as follows:

Commencing at the most Westerly corner of Lot A of the Marine Point Short Plat as recorded under Auditor's File No. 200408250062, records of Skagit County, Washington;
Thence North 32°07'33" East, a distance of 57.02 feet to the point of beginning;
Thence North 32°07'33" East, a distance of 53.85 feet;
Thence North 26°13'01" East, a distance of 20.44 feet;
Thence South 75°00'51" East, a distance of 128.07 feet to the Westerly line of Marine Drive;
Thence South 08°11'00" West, a distance of 84.47 feet along said Westerly line;
Thence North 70°25'58" West, a distance of 159.08 feet to the point of beginning.

Situated in Skagit County, Washington



200612180225
Skagit County Auditor

12/18/2006 Page

6 of

6 3:44PM