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Skagit County Auditor

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**DEED OF TRUST**

**Trustor(s) SALLIE E. BECKER AND GREGORY L. BECKER, WIFE AND HUSBAND**

**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 PTN. TRACT A, 'RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8'**

**Assessor's Property Tax Parcel or Account Number P68398, 3979-000-095-007/P68402, 39**

**Reference Numbers of Documents Assigned or Released**

WADEED - short (06/2002) CDPv.1



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Documents Processed 06-12-2007, 14:50:16

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State of Washington  
REFERENCE #: 20071493348889

Space Above This Line For Recording Data  
Account number: 650-650-6076426-1XXX

## SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 14, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **SALLIE E. BECKER AND GREGORY L. BECKER, WIFE AND HUSBAND**  
whose address is: **13758 ROSARIO RD, ANACORTES, WASHINGTON 98221**

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): **P68398, 3979-000-095-007/P68402, 39**  
**PTN. TRACT A, 'RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8'**

with the address of 13758 ROSARIO ROAD, ANACORTES, WASHINGTON 98221 and parcel number of P68398, 3979-000-095-007/P68402, 39 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 \$ 26,250.00 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 JUNE 14, 2047.

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**EXHIBIT A**

Reference: 20071493348889

Account: 650-650-6076426-1998

**Legal Description:**

**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL 'A': THAT PORTION OF TRACT 'A', 'RANCHO SAN JUAN DEL MAR SUBDIVISION NO.8' AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE NORTH 54 DEGREES 12 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 'A', A DISTANCE OF 156.81 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 54 DEGREES 12 MINUTES WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 113.33 FEET; THENCE NORTH 63 DEGREES 52 MINUTES EAST, A DISTANCE OF 397.48 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES EAST, A DISTANCE OF 72.99 FEET TO THE WEST LINE OF THE COUNTY ROAD KNOWN AS LATERAL HIGHWAY NO. 4; THENCE SOUTH 32 DEGREES 30 MINUTES WEST ALONG THE WEST LINE OF SAID COUNTY ROAD, A DISTANCE OF 126.30 FEET; THENCE SOUTH 63 DEGREES 52 MINUTES WEST, A DISTANCE OF 300.76 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 'B': AN UNDIVIDED 1/3 INTEREST IN THE NORTH 30 FEET OF THE EAST 303.76 FEET (AS MEASURED ALONG THE NORTH LINE) OF TRACT 'A'; 'RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8', AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY. ABBREVIATED LEGAL: PTN. TRACT A, 'RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8' TITLE TO SAID PREMISES IS VESTED IN SALLIE E. BECKER AND GREGORY L. BECKER, WIFE AND HUSBAND BY DEED FROM DELNO M. CRUMM AND LAURA F. CRUMM, HUSBAND AND WIFE DATED 4/17/2007 AND RECORDED AS 4/30/2007 INSTRUMENT NO. 200704300119.**

Exhibit A, CDP.V1 07/2004



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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).

Sallie E Becker 6-20-07  
Grantor **SALLIE E BECKER** Date

Gregory L Becker 6-20-07  
Grantor **GREGORY L BECKER** Date

\_\_\_\_\_  
Grantor Date

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Grantor Date

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Grantor Date

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Grantor

Date

Grantor

Date

UNOFFICIAL DOCUMENT

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For An Individual Acting In His/Her Own Right:

State of California

County of Santa Clara

On this day personally appeared before me Rose Shea, Notary Public,  
Sallie E. Becker and Gregory L. Becker

(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 20 day of June, 2007.

Witness my hand and notarial seal on this the 20 day of June, 2007

Rose Shea  
Signature

[NOTARIAL SEAL]

Rose Shea  
Print Name: \_\_\_\_\_  
Notary Public



My commission expires: 7-9-07

