

AFTER RECORDING RETURN TO:
Washington Federal Savings
Anacortes Office
PO Box 97
Anacortes WA 98221
Attention: _____



200403020034
Skagit County Auditor

3/2/2004 Page 1 of 4 9:51AM

FIRST AMERICAN TITLE CO.
A20124.E-2

Loan Number 014 209 283656-7

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made February 20th, 2004 between ISLAND DESIGN WORKS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

_____ as Grantor ("Borrower"), whose address is PO BOX 1956, ANACORTES WA 98221; and WASHINGTON SERVICES, INC., A WASHINGTON CORPORATION as trustee, whose address is 6125 SOUTH MORGAN ROAD, FREELAND, WA, 98249, and WASHINGTON FEDERAL SAVINGS, a United States Corporation, as Beneficiary ("Lender"/ Grantee), whose address is 425 Pike Street, Seattle, Washington 98101.

Borrower hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale according to Washington law, all Borrower's estate, right, title, interest, claim and demand, now owned or hereafter acquired, in and to the following described property in SKAGIT County, Washington (the "Property", which term shall include all or any part of the Property, any improvements thereon and all the property described in Paragraph 2 of the Master Form Deed of Trust hereinafter referred to):

LOTS 4,5,6 AND 7, BLOCK 230, "MAP OF THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4-7, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 10 FEET OF SAILED LOT 4, BLOCK 230;

AND EXCEPT THE WEST 1/2 OF LOT 7, BLOCK 230.

Assessor's Property Tax Parcel Account Number(s): 37722300060000

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in any way appertaining, leases and other agreements for the use and occupancy pertaining thereto, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Lender to collect and apply such rents, issues and profits.

This Security Instrument shall constitute a security agreement under the Uniform Commercial Code of Washington between Borrower as debtor and Lender as secured party. Borrower grants a security interest to Lender in any of the Property which is personal property and also grants a security interest in the property described in Paragraph 3 of the Master Form Deed of Trust hereinafter referred to, now owned or hereafter acquired by Borrower (the Property, as defined above, and the property described in said Paragraph 3 are hereafter collectively referred to as the "Collateral").

Borrower's Initials *[Handwritten Signature]*

THIS SECURITY INSTRUMENT IS FOR THE PURPOSE OF SECURING the following:

(a) Payment of the sum of FOUR HUNDRED TWENTY THOUSAND AND NO/100S DOLLARS

(\$420,000.00), with interest thereon according to the terms of a promissory note of even

date herewith, payable to Lender or order and made by Borrower (the "Note", which term shall include all notes evidencing the indebtedness secured by this Security Instrument, including all renewals,

modifications or extensions thereof);

b) Payment of any further sums advanced or loaned by Lender to Borrower, or any of its

successors or assigns, if (1) the Note or other writing evidencing the future advance or loan specifically

states that it is secured by this Security Instrument, or (2) the advance, including costs and expenses

incurred by Lender, is made pursuant to this Security Instrument or any other documents executed by

Borrower evidencing, securing, or relating to the Note and/or the Collateral, whether executed prior to,

contemporaneously with, or subsequent to this Security Instrument (this Security Instrument, the Note

and such other documents, including any construction loan, land loan or other loan agreement, are

hereinafter collectively referred to as the "Loan Documents"), together with interest thereon at the rate

set forth in the Note unless otherwise specified in the Loan Documents or agreed to in writing;

c) Performance of each agreement, term and condition set forth or incorporated by reference in

the Loan Documents, including without limitation the loan agreement of even date herewith, which are

incorporated herein by reference or contained herein.

THE MATURITY DATE OF THESE SECURED OBLIGATIONS, AS CONTAINED IN THE

LOAN DOCUMENTS, INCLUDING THE NOTE, IS February 20th, 2006

By executing and delivering this Security Instrument and the Note secured hereby, the parties

agree that all provisions of Paragraphs 1 through 69 inclusive of the Master Form Deed of Trust

hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby

incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth

herein at length, and the Borrower hereby makes said covenants and agrees to fully perform all of said

provisions. The Master Form Deed of Trust above referred to was recorded on the dates below shown,

in the Official Records of the offices of the County Auditors or County Recorders of the following

counties in the State of Washington according to the enumerated recordation designations appearing

below after the name of each county, to wit:

COUNTY	DRAWER, REEL, BOOK OR VOLUME	FRAME OR PAGE NOS.)	RECORDING OR AUDITOR'S FILE NO.	DATE OF RECORDING
ADAMS	229	260-271	239483	October 12, 1995
ASOTIN	636	65-76	217406	October 11, 1995
BENTON	1052	1633-1644	95-23049	October 12, 1995
CHELAN	1111	694-705	9510120008	October 11, 1995
CLALLAM	3D	712-723	729425	October 11, 1995
COLUMBIA	1213	0637-0648	951012074	October 11, 1995
COWLITZ	M444	09-20	8601	October 12, 1995
DOUGLAS	[M.F. of O.R.]	0564-0575	307858	October 11, 1995
FERRY	0377	524669	232892	October 11, 1995
FRANKLIN	0377	524669	3317	October 11, 1995
GARFIELD	068	1954-1965	951012004	October 11, 1995
GRANT	95	33136-33147	951012026	October 11, 1995
GRAYS HARBOR	696	1410-1421	95016396	October 11, 1995
ISLAND	537	328-339	385505	October 11, 1995
JEFFERSON	0879	2392-2403	9510130066	October 10, 1995
KING	370	717	586108	October 13, 1995
KITKAT	327	218	249676	October 11, 1995
KITTSAP	672	350-361	9514582	October 11, 1995
LEWIS	65	003034-003045	400875	October 11, 1995
LINCOLN	688	144-155	615408	October 11, 1995
MASON	137	1089-1100	833848	October 11, 1995
OKANOGAN	9510	559-570	62332	October 11, 1995
PACIFIC	121	1099-1110	230779	October 11, 1995
PEND OREILLE	1163	2511-2522	9510110478	October 12, 1995
PIRCE	525	230-241	95101201	October 11, 1995
SAN JUAN	1483	0372-0383	9510110046	October 12, 1995
SKAGIT	152	860-871	123494	October 11, 1995
SKAMANIA	3081	1623-1634	9510110189	October 11, 1995
SNOHOMISH	1781	1737-1748	9510110230	October 11, 1995
SPOKANE	193	2376-2387	9510157	October 11, 1995
STEVENS	2464	702-713	9510110097	October 11, 1995
THURSTON	104	0579-0590	45447	October 12, 1995
WAHIAKUM	234	1593-1604	9509789	October 11, 1995
WALLA WALLA	465	1133-1144	951011197	October 11, 1995
WHATCOM	1494	1819-1830	3110734	October 11, 1995
YAKIMA			Microfilm No. 580488	October 11, 1995



A copy of such Master Form Deed of Trust has been furnished to the person executing this Security Instrument, and by executing this Security Instrument the Borrower acknowledges having received such Master Form Deed of Trust.

The Property which is the subject of this Security Instrument is not used principally or primarily for agricultural or farming purposes.

The undersigned Borrower requests that a copy of any Notice of Default and of any Notice of Sale hereunder, as required by Washington law in case of non-judicial foreclosure of a deed of trust, be mailed to Borrower at Borrower's address as hereinabove set forth.

Borrower agrees to obtain all insurance required from time to time by Lender and as elsewhere provided in the Loan Documents, including flood insurance. If Borrower fails to maintain such insurance satisfactory to the Lender, Lender may make the payment on behalf of the Borrower and any sums expended shall be added to principal and bear interest at the rate provided in the Note.

If the box preceding any of the following statements contains an "X", that statement is a part of this Security Instrument. If the box is not so checked, the corresponding statement is not part of this Security Instrument.

- Paragraph 49 of the Master Form Deed of Trust (which refers to the existence, if any, of an adjustable rate feature in the Note) is hereby deleted.
- The Note secured hereby evidences a construction loan or land loan but is not a combination Note. Paragraph 53 of the Master Form Deed of Trust is hereby deleted.
- The Note secured hereby is a combination construction loan/permanent loan Note. Refer to paragraph 53 of the Master Form Deed of Trust.
- The Property or a part thereof is a Condominium. Refer to paragraph 50 of the Master Form Deed of Trust.
- A fee owner and a leasehold owner of the Property, or a portion thereof, have executed this Security Instrument. Refer to paragraph 51 of the Master Form Deed of Trust
- The Property or a part thereof is a leasehold estate. Refer to paragraph 52 of the Master Form Deed of Trust.
- See also Schedule "A" of this Short Form Deed of Trust, attached hereto and incorporated herein by this reference.

WITNESS the hand(s) and seal(s) of the Borrower, and each of them if more than one, on the day and year first above written.

ISLAND DESIGN WORKS LLC

Vincent F Ventimiglia

VINCENT F VENTIMIGLIA, MEMBER

June S Ventimiglia

JUNE S VENTIMIGLIA, MEMBER

(Over for notary acknowledgements)



3/2/2004 Page 4 of 4 9:51AM

Skagit County Auditor

200403020034



My commission expires _____
residing at ANACORTES
Notary Public in and for the State of WASHINGTON
(Signature)

Dated: 3/2/04

(Name of the Party on Behalf of Whom the Instrument was Executed)
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

of ISLAND DESIGN WORKS LLC
(Type of Authority, e.g., Officer, Trustee)

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the MEMBERS
[Name(s) of person(s)]

I certify that I know or have satisfactory evidence that VINCENT F VENTIMIGLIA AND JUNE S VENTIMIGLIA

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
) ss.)
)

(Signature)
Notary Public in and for the State of _____
residing at _____
My commission expires _____

(Seal or Stamp)

Dated: _____

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.
[Name(s) of person(s)]

I certify that I know or have satisfactory evidence that _____
STATE OF _____)
COUNTY OF _____)
) ss.)
)