



200404230055  
Skagit County Auditor

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Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
P.O. BOX 19523  
Irvine, CA 92623-9523  
Code: WFD

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20040487200801 ACCOUNT #: 0651-651-6295479-0001

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/25/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
WALTER L. BULLARD, A SINGLE MAN

whose address is: 1819 37TH ST ANACORTES, WA, 98221  
TRUSTEE: **Wells Fargo Financial National Bank c/o Specialize Service**  
**401 West 24th Street, National City, CA 91950**

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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL A; LOT 4, SHORT PLAT NO. ANA 96-004 (ALSO KNOWN AS BULLOCK SHORT PLAT), APPROVED MAY 26, 1998, RECORDED JUNE 1, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 130 AND 131 UNDER AUDITOR S FILE NO. 9806010138, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. EXCEPT THAT PORTION OF SAID LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 171.00 FEET TO

THE TRUE POINT OF BEGINNING, SEE EXHIBIT A

with the address of 1819 37TH ST ANACORTES, WA 98221  
and parcel number of 350125-2-159-0008

EQ249A (06/2002)

together with all rights,

easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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 \$50,000.00 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 03/25/2014
- 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.

- Third Party Rider
- Leasehold Rider
- Other N/A

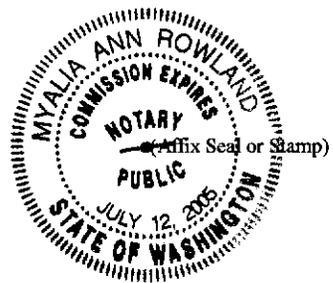
**SIGNATURES:** By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Walter Bullard</u> WALTER L BULLARD	Grantor	<u>3/25/04</u> Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**

(Individual)  
 STATE OF Washington, COUNTY OF Skagit } ss.  
 I hereby certify that I know or have satisfactory evidence that Walter L Bullard 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: 3-26-04  
Myalia Ann Rowland  
 (Signature)  
Myalia Ann Rowland  
 (Print name and include title)  
 My Appointment expires: 7-12-05



EQ249B



## Exhibit A

Reference #: 20040487200801

Acct #: 0651-651-6295479-0001

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL A : LOT 4, SHORT PLAT NO. ANA 96-004 (ALSO KNOWN AS BULLOCK SHORT PLAT), APPROVED MAY 26, 1998, RECORDED JUNE 1, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 130 AND 131 UNDER AUDITOR S FILE NO. 98Q6D10138, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. EXCEPT THAT PORTION OF SAID LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 171.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST A DISTANCE OF 46.81 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 26.95 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 18 SECONDS EAST TO THE LINE BETWEEN LOTS 1 AND 2 OF SAID SHORT PLAT A DISTANCE OF 41.96 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS WEST ALONG SAID LINE A DISTANCE OF 1.44 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE SOUTH 00 DEGREES 18 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 88.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 44 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 28.00 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL B : A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, ALONG, AND ACROSS THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE PLAT OF SHANNON HEIGHTS, ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 83, WHICH IS 132 FEET NORTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION; THENCE WEST TO A POINT 715 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 25; THENCE NORTH 12 FEET; THENCE EAST TO THE WEST LINE OF SHANNON HEIGHTS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SHANNON HEIGHTS ADDITION TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.



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