



200407230058

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 #** 20041707400280 **ACCOUNT #:** 0651-651-6770444-1998

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/23/2004 and the parties are as follows:

**TRUSTOR ("Grantor"):**

GARY E. AND MARIE S. PADOVAN, HUSBAND AND WIFE

whose address is: 2305 G AVE 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 ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: ISLAND VIEW PARK LOT 105. ABBREVIATED LEGAL: N/A

with the address of 2305 G AVE ANACORTES, WA 982212409

and parcel number of P57640

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

**EQ249A (06/2002)**

**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 \$20,000.00 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 06/23/2044
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>Marie S. Padovan</u>	Grantor	<u>6-25-04</u>
MARIE S. PADOVAN		Date
<u>Gary E. Padovan</u>	Grantor	<u>6-25-04</u>
GARY E. PADOVAN		Date
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____

**ACKNOWLEDGMENT:**

(Individual)

STATE OF WA, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Marie S. Padovan and Gary E. Padovan 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: 6-25-04

Theresa E. Young

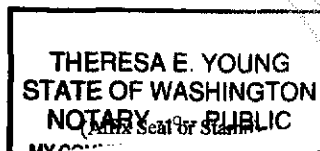
(Signature)

Theresa E. Young

(Print name and include title)

My Appointment expires: 12-16-07

EQ249B (0/2002)



**ILLEGIBLE NOTARY SEAL DECLARATION**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:**

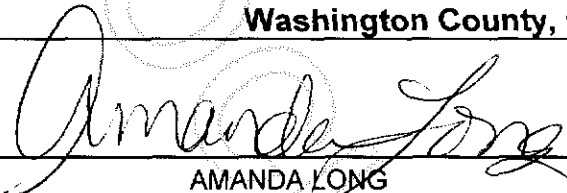
Name of  
Notary: THERESA E. YOUNG

Notary Commission  
Number: N/A

Date Commission  
Expires: December 16, 2007

Date and Place of  
Notary Execution: June 25, 2004 SKAGIT County, Washington

Date & Place of  
This Execution: June 28, 2004 Washington County, OR

  
AMANDA LONG

**WELLS FARGO BANK, N.A.**

REV 1/17/02



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