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200408030043

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 # 20041827400877 ACCOUNT #: 0651-651-6862594-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/13/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
DAVID S. HUFFMAN, A SINGLE MAN, AS HIS SEPARATE PROPERTY

whose address is: 2602 SHANNON POINT RD 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:
ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 5, 'FIRST PLAT OF SHIP HARBOR', AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY,
MORE COMPLETELY DESCRIBED IN EXHIBIT A

with the address of 2602 SHANNON POINT RD ANACORTES, WA 982214039

and parcel number of P58941

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

EQ249A (06/2002)

WASHINGTON - DEED OF TRUST

Exhibit A

Reference #: 20041827400877

Acct #: 0651-651-6862594-1998

ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 5, 'FIRST PLAT OF SHIP HARBOR', AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH VACATED PORTIONS OF B AVENUE AND THE EAST 1/2 OF THE VACATED ALLEY VACATED UNDER ORDINANCE NOS. 2003 AND 1989, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 5, AT A POINT 62.43 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF BLOCK 5 AND NORTHERLY PROJECTION THEREOF FOR A DISTANCE OF 70 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS WEST FOR 126.10 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 5; THENCE SOUTH ALONG SAID CENTERLINE FOR 70 FEET; THENCE EAST 126.17 FEET TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN LOTS 1 & 2, BLK 5, 1ST PLAT OF SHIP HARBOR.



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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 \$25,000.00 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 07/13/2044
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).

----- **FOR CLARIFICATION PURPOSES ONLY** -----

DAVID S HUFFMAN	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF _____, COUNTY OF _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____ 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: _____

(Signature)

(Print name and include title)

My Appointment expires: _____

EQ249B (0/2002)

For clarification purposes, I declare under penalty of perjury, 7/15/2004, that this is an exact copy of the original document to which it is attached.

(Affix Seal or Stamp)

LENNY PARKER
WASHIN



200408030043

Skagit County Auditor

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.

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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>David S. Huffman</u>	Grantor	<u>7-13-04</u>
DAVID S HUFFMAN	Grantor	Date
_____	Grantor	_____
_____	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 David S Huffman is/are the

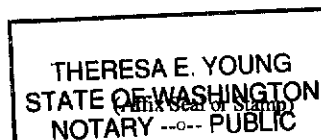
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7-13-04

Theresa E Young
(Signature)

Theresa E Young
(Print name and include title)

My Appointment expires: 12-16-07



EQ249B (0/2002)



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Skagit County Auditor