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Skagit County Auditor

8/10/2004 Page 1 of 3 9:09AM

Recording Requested by:
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State of Washington

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REFERENCE # 20041847000758 ACCOUNT #: 0651-651-6879314-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/16/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
ROGER ANDERSON AND CINDA ANDERSON, HUSBAND AND WIFE

whose address is: 2510 OAKES 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:

PARCEL A THE WEST HALF OF LOT 5 AND ALL OF LOTS 6 AND 7, BLOCK 1 OF NORTHERN PACIFIC ADDITION TO ANACORTES AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, CASE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL B THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF-WAY DESCRIBED AS NORTHERN PACIFIC RAILROAD OF THE PLAT MAP OF NORTHERN PACIFIC ADDITION TO ANACORTES AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 8 RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*****SEE ATTACHED EXHIBIT FOR A MORE COMPLETE LEGAL DESCRIPTION

with the address of 2510 OAKES AVE ANACORTES, WA 982211313
and parcel number of P58136 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 #: 20041847000758

Acct #: 0651-651-6879314-1998

PARCEL A THE WEST HALF OF LOT 5 AND ALL OF LOTS 6 AND 7, BLOCK 1 OF NORTHERN PACIFIC ADDITION TO ANACORTES AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, CASE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL B THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF-WAY DESCRIBED AS NORTHERN PACIFIC RAILROAD OF THE PLAT MAP OF NORTHERN PACIFIC ADDITION TO ANACORTES AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 8 RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 1 OF SAID PLAT, THENCE NORTH 21 DEG 35 MIN 11 SEC WEST ALONG THE WESTERLY LINE OF SAID BLOCK 1 A DISTANCE OF 163.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1. THENCE NORTH 71 DEG 40 MIN 11 SEC EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 150.21 FEET TO THE TRUE POINT OF BEGINNING. THENCE NORTH 21 DEG 38 MIN 44 WEST, A DISTANCE OF 142.71 FEET THENCE NORTH 71 DEG 17 MIN 58 SEC EAST A DISTANCE OF 18.12 FEET THENCE NORTH 63 DEG 12 MIN 42 SEC EAST A DISTANCE OF 58.53 FEET THENCE SOUTH 21 DEG 36 MIN 44 SEC EAST A DISTANCE OF 151.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 1, THENCE SOUTH 71 DEG 49 MIN 17 SEC WEST ALONG THE NORTHERLY LINE AND SAID BLOCK 1, A DISTANCE OF 75.14 FEET TO THE TRUE POINT OF BEGINNING. ALSO THAT PORTION OF THE FOLLOWING TRACT OF RR, WHICH LINE BETWEEN THE NORTHWESTERLY CONTAINING OF THE SOUTHWESTERLY AND NORTHWESTERLY LINES OF THE CERTAIN TRACT OF LAND CONVEYED TO JOHN N PLANICH, ET UX BY THAT CERTAIN QUITCLAIM DEED RECORDED JULY 6, 1988 AS AUDITOR S FILE NO. 8807060065, RECORDS OF SKAGIT COUNTY, WASHINGTON. TRACT RR: TRACT 1 AND 2 PLATS 7 ANACORTER TIDELANDS IN SECTION , TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILAMELLE MERIDIAN AND ALL THAT PORTION OF TRACT 1, RATE 7 IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILAMELLE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INITIAL PART OF SAID TRACT 1 OF SECTION 20; THENCE WEST 305 FEET; THENCE SOUTH 70 DEG 44 MIN WEST 806 FEET; THENCE 23 DEG EAST 112 FEET; THENCE 69 DEG 0 MIN EAST 135 FEET; THENCE NORTH 70 DEG 53 MIN EAST 503 FEET; THENCE NORTH 73 DEG 12 MIN EAST 444 FEET; THENCE NORTH 17 DEG 45 MIN EAST 32 FEET IN BEGINNING. EXCEPT AND ACCORDING FROM SAID TRACTS 1 AND 2, PLATS 7, SAID SECTION 14, AND SAID DESCRIBED PORTION AT TRACT 1, PLATS 7, SECTION 20, AND ALL THAT PART THENCE HERETOFORE CONVEYED TO THE SUNNER GREAT NORTHERN RAILWAY COMPANY, NOW BURLINGTON NORTHERN RAILROAD COMPANY, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERPOINT OF TRACT 1, SAID SECTION 23; THENCE SOUTH 17 DEG 45 MIN WEST, 32 FEET; THENCE SOUTH 73 DEG 12 MIN WEST 444 FEET; THENCE SOUTH 70 DEG 53 MIN WEST, 533.00 FEET; THENCE SOUTH 69 DEG 10 MIN WEST 136 FEET; THENCE NORTH 22 DEG 00 MIN WEST, 40 FEET; THENCE EASTERLY IN A DIRECT DISTANCE OF 9070 FEET TO A POINT IN TRACT 1, PLATS 7, SECTION 23, WHICH POINT IS 40 FEET NORTHWESTERLY MEASURED AN RIGHT ANGLES TO THE SECOND CORNER HEREIN DESCRIBED; THENCE NORTHEASTERLY IN A DIRECT LINE A DISTANCE OF 200 FEET MORE OR LESS 103 POINT WHICH BEARS NORTH 17 DEG 45 MIN EAST, 66 FEET FROM THE INITIAL POINT OF LOT ONE. TRACT 1, SECTION 23; THENCE SOUTH 17 DEG 45 MIN WEST, 66 FEET TO THE PLACE OF BEGINNING. ALL SITUATED IN SKAGIT COUNTY, WASHINGTON. PLN 1 OF OF LOTS 6 AND 7, BLOCK 1, NORTHERN PACIFIC AMERICAN MORTGAGES WITH ADJACENT RAILROAD TRACT AND RECORDS. TRS 35-01-23



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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 \$49,900.00 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 07/16/2044.
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>Roger Anderson</u>	Grantor	<u>7/16/04</u>
ROGER ANDERSON		Date
<u>Cinda Anderson</u>	Grantor	<u>7/16/04</u>
CINDA ANDERSON		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 Roger Anderson and Cinda Anderson 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: 7-16-2004

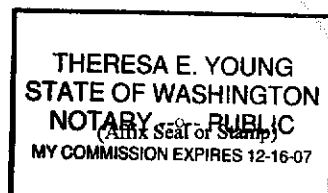
Theresa E Young

(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