



200411180062

Skagit County Auditor

11/18/2004 Page 1 of 3 12:07PM

Return Address:

Wells Fargo Bank, N.A.

P.O. Box 31557

Billings, MT 59107

LIEN PERFECTION

FIRST AMERICAN TITLE CO.

82701

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20042546200011 ACCOUNT #: 0117-117-0245267-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 11/02/2004 and the parties are as follows:

TRUSTOR ("Grantor"):

ANACORTES PROPERTIES N.W., LLC, A WASHINGTON LIMITED LIABILITY COMPANY

whose address is: 312 HIGHLAND DR EDMONDS, WA, 98020

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.
85 Cleaveland Road
Pleasant Hill, CA 94523

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

LOT 1, PLAT NO. PL 01 0902 VOLUME 9 PAGE 326

with the address of 11990 MARINE DRIVE ANACORTES, WA 98221

and parcel number of 3972-000-099-0000

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

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 \$300,000.00 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 11/02/2034
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).

ANACORTES PROPERTIES N.W., LLC	Grantor	Date
<u>[Signature]</u>		<u>11-11-04</u>
BY: DAVID W RICE, MEMBER	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Whatcom } ss.

I hereby certify that I know or have satisfactory evidence that David W. Rice

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: Nov. 11, 2004

Leslie E. Yates

(Signature)

Leslie E. Yates, Executive Assistant

(Print name and include title)

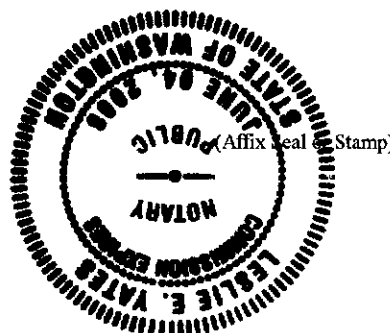
My Appointment expires: June 4, 2008

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**Amended
Schedule "C"**

Legal description

land referred to this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

** recorded*

Lot 1, Skagit County Short Plat No. PL-01-0902, approved April 17, 2002 and April 17, 2002, under Auditor's File No. 200204170072, records of Skagit County; being a portion of Tract E, of "RANCHO

JUAN DEL MAR, SUBDIVISION NO. 1", and Lot 11, Skagit County Short Plat No. 6-90, recorded in Volume 9 of Short Plats, page 326.

Parcel "B":

Those portions of the first class tidelands lying in front of, adjacent to and abutting upon Parcel "A"

above described as shown on the face of the plat.



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