



200504190038

Skagit County Auditor

4/19/2005 Page 1 of 5 10:00AM

Return Address:
Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107
DOCUMENT MANAGEMENT

State of Washington Space Above This Line For Recording Data

REFERENCE # 20050757400382 ACCOUNT #: 0651-651-7923961-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/21/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
JERRY WOODHOUSE AND SUE WOODHOUSE, HUSBAND AND WIFE

whose address is: 15085 OLD DECEPTION MILL LN 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:

THAT PORTION OF LOTS 14 THROUGH 26, INCLUSIVE, BLOCK 192, 'MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 THROUGH 115, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS OF VACATED FIRST STREET, VACATED SECOND STREET, VACATED FAIRVIEW AVENUE, AND THE WEST 1/2 OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 192, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED ALLEY WITH THE SOUTH LINE OF VACATED SECOND STREET; THENCE SOUTH ALONG THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 389.91 FEET TO THE CENTERLINE OF VACATED FIRST STREET; THENCE WEST ALONG THE CENTERLINE OF VACATED FIRST STREET A DISTANCE OF 97.59 FEET; THENCE NORTH PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 157.47 FEET; THENCE WEST SEE ATTACHED EXHIBIT A

with the address of 15085 OLD DECEPTION MILL LN ANACORTES, WA 98221
and parcel number of P73303 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

EQ249A (12/2004)

WASHINGTON - DEED OF TRUST

Exhibit A

Reference #: 20050757400382

Acct #: 0651-651-7923961-1998

UNRECORDED

THAT PORTION OF LOTS 14 THROUGH 26, INCLUSIVE, BLOCK 192, 'MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 THROUGH 115, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS OF VACATED FIRST STREET, VACATED SECOND STREET, VACATED FAIRVIEW AVENUE, AND THE WEST 1/2 OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 192, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED ALLEY WITH THE SOUTH LINE OF VACATED SECOND STREET; THENCE SOUTH ALONG THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 389.91 FEET TO THE CENTERLINE OF VACATED FIRST STREET; THENCE WEST ALONG THE CENTERLINE OF VACATED FIRST STREET A DISTANCE OF 97.59 FEET; THENCE NORTH PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 157.47 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF VACATED FIRST STREET A DISTANCE OF 37.38 FEET; THENCE NORTH PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 232.44 FEET TO THE SOUTH LINE OF VACATED SECOND STREET; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 134.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 4 OF SURVEY FOR CATHERINE PALZER RECORDED JUNE 24, 1996, UNDER AUDITOR'S FILE NO. 9606240092 IN VOLUME 18 OF SURVEYS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: PTN BLOCK 192, 'FIDALGO CITY'

DOCUMENT



200504190038

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.

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 03/21/2045
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).

Jerry Woodhouse
JERRY WOODHOUSE Grantor 3/22/05
Date

Sue Woodhouse
SUE WOODHOUSE Grantor 3/22/05
Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Jerry Woodhouse and Sue Woodhouse 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: March 22, 2005

Theresa E Young

(Signature)

Theresa E Young
(Print name and include title)

My Appointment expires: 12-16-07

THERESA E. YOUNG
STATE OF WASHINGTON
NOTARY (Seal or Stamp)
MY COMMISSION EXPIRES 12-16-07



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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

Commission Number:

N/A

Commission Expires:

Dec. 16, 2007

Date & Place of Notary Execution:

Mar 22, 2005 Skagit County, WA

Date & Place of This Execution:

Mar 25, 2005 Washington County, OR

Budget Allen
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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