



200505240042

Skagit County Auditor

5/24/2005 Page 1 of 4 9:21AM

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 # 20050467000421 ACCOUNT #: 0654-654-1064385-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 04/04/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

WILLIAM EVAN FOSTER AND GRETCHAN W. FOSTER, HUSBAND AND WIFE

whose address is: 11268 MARINE DR 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:

SEE ATTACHED EXHIBIT A

ABBREVIATED LEGAL DESCRIPTION:

TRACT 44 PTN TRACT 45 ANACO BEACH VOL 5 PG 4, SKAGIT CO., WA

with the address of 11268 MARINE DR ANACORTES, WA 98221

and parcel number of 3858-000-044-0000

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

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 04/04/2045.
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).

William Evan Foster
WILLIAM EVAN FOSTER Grantor

5/2/2005
Date

Gretchan W. Foster
GRETCHAN W FOSTER Grantor

May 2, 2005
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF King ss.

I hereby certify that I know or have satisfactory evidence that William Evan Foster 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: May 2, 2005

(Signature)

Marcel E Kirkland Controller

(Print name and include title)

My Appointment expires: 09-09-07

(Affix Seal or Stamp)

EQ249C (12/2004)



200505240042
Skagit County Auditor

Exhibit A

Reference #: 20050467000421

Acct #: 0654-654-1064385-1998

TRACT 44, ANACO BEACH, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND THAT PORTION OF TRACT 45, ANACO BEACH AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 45, THENCE SOUTH 58 DEG 44 MIN 07 SEC WEST, ALONG THE NORTH LINE OF SAID TRACT 45, A DISTANCE OF 398.914 FEET TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 58 DEG 44 MIN 07 SEC WEST A DISTANCE OF 82.58 FEET;

THENCE SOUTH 31 DEG 15 MIN 23 SEC EAST A DISTANCE OF 10.76 FEET;

THENCE NORTH 58 DEG MIN 44 MIN 07 SEC EAST A DISTANCE OF 82.58 FEET;

THENCE NORTH 31 DEG 15 MIN 53 SEC WEST A DISTANCE OF 10.76 FEET TO THE TRUE POINT OF BEGINNING;

SITUATED IN SKAGIT COUNTY, WASHINGTON.



200505240042

Skagit County Auditor

5/24/2005 Page

4 of

4 9:21AM