



200505260039

Skagit County Auditor

5/26/2005 Page 1 of 3 9:28AM

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 # 20051027501356 ACCOUNT #: 0651-651-8129479-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/03/2006 and the parties are as follows:

TRUSTOR ("Grantor"):
JACLYN A STCLAIR A MARRIED WOMAN, WHO ACQUIRED TITLE AS JACLYN A JETTE, AN UNMARRIED WOMAN, AND KENNEY STCLAIR A NON-VESTED SPOUSE, WIFE AND HUSBAND.

whose address is: 20348 STATE ROUTE 20 BURLINGTON, WA, 98233

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 TRACT 13, "PLAT OF BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT, 561 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 144 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT; THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE EAST 108 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: PTN. TRACT 13, "BURLINGTON ACREAGE PROPERTY"

with the address of 20348 STATE ROUTE 20 BURLINGTON, WA 98233

and parcel number of P62358 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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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 \$35,000.00 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 05/03/2045
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



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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>Jaclyn A Stclair</u> JACLYN A STCLAIR	Grantor	<u>5-5-05</u> Date
<u>Kenney Stclair</u> KENNEY STCLAIR	Grantor	<u>5-5-05</u> Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.
I hereby certify that I know or have satisfactory evidence that Jaclyn A. St. Clair
& Kenney St. Clair 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 5/5/05
Kelli A Mayo
(Signature)
Kelli A. Mayo, Notary
(Print name and include title)
My Appointment expires: 6/19/05

