



200506130061
Skagit County Auditor

6/13/2005 Page 1 of 4 9:38AM

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 # 20051057200487 ACCOUNT #: 0651-651-8208050-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/18/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
FRANK BONAFE AND AURORA BONAFE, HUSBAND AND WIFE

whose address is: 319 N 3RD ST MOUNT VERNON, WA, 98273
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 5, 6, AND 7, BLOCK 12, 'BALL & AMP, LEDGER'S FIRST ADDITION TO MOUNT VERNON', AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND 80 FEET DISTANT NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 1, CONWAY JCT. TO JCT., PSH NO. 1 NORTH OF BURLINGTON, TOGETHER WITH THAT PORTION OF THE VACATED WEST 12.5 FEET OF THIRD STREET ADJACENT THERETO, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: N/A

with the address of 319 N 3RD ST MOUNT VERNON, WA 98273 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 \$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 05/18/2045.
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.

N/A Third Party Rider

N/A Leasehold Rider

N/A 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).

Aurora Bonafe
AURORA BONAFAE Grantor 5-18-05
Date

Frank Bonafe
FRANK BONAFAE Grantor 5-18-05
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 Aurora Bonafe
and Frank Bonafe 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: 5-18-05
Kimberly Ann Kane
(Signature)

Kimberly Ann Kane
(Print name and include title)

My Appointment expires: July 19, 2006



Skagit County Auditor

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: KIMBERLY ANN KANE

Notary Commission Number: N/A

Date Commission Expires: July 19, 2006

Date and Place of Notary Execution: May 18, 2005 SKAGIT County, Washington

Date & Place of This Execution: May 23, 2005 Washington County, OR



TRINH CHAU

WELLS FARGO BANK, N.A.

REV 1/17/02



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