



200506270015

Skagit County Auditor

6/27/2005 Page 1 of 4 9:04AM

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 # 20051447000515 ACCOUNT #: 0651-651-8265828-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/31/2005 and the parties are as follows:

TRUSTOR ("Grantor"):  
JAMES V. AMBROGINI AND EVELYN L. AMBROGINI, HUSBAND AND WIFE

whose address is: 7825 HEALY RD SEDRO WOOLLEY, WA, 98284  
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:

LOT 3, OF SKAGIT COUNTY SHORT PLAT NO. 29-78, APPROVED MAY 23, 1978, AND RECORDED MAY 25, 1978, IN VOLUME 2 OF SHORT PLATS, PAGE 217, UNDER AUDITOR'S FILE NO. 880188, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT CERTAIN MOBILE HOME VIN # R1132, 1974 FLEETWOOD, 70/14, LICENSE # &44655 ATTACHED TO THE PROPERTY HERETO ABOVE. SAID MOBILE HOME SHALL NOT BE SEVERED OR REMOVED THEREFROM. ABBREVIATED LEGAL: N/A

with the address of 7825 HEALY RD SEDRO WOOLLEY, WA 98284  
and parcel number of P40943 together with all rights,  
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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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 \$25,000.00 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 05/31/2045
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).

*James V Ambrogini* \_\_\_\_\_ 06-01-05  
JAMES V AMBROGINI Grantor Date

*Evelyn L Ambrogini* \_\_\_\_\_ 06-01-05  
EVELYN L AMBROGINI Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

**ACKNOWLEDGMENT:**

(Individual)  
STATE OF WA, COUNTY OF Skagit } ss.  
I hereby certify that I know or have satisfactory evidence that James V Ambrogini + Evelyn L. Ambrogini  
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: 06-01-05  
*Pamela G. Aldridge*  
(Signature)  
Pamela G. Aldridge  
(Print name and include title)

My Appointment expires: 11/20/2005

(Affix Seal or Stamp)  
NOTARY PUBLIC  
STATE OF WASHINGTON  
PAMELA G. ALDRIDGE  
My Appointment Expires Nov 20, 2005



# All-purpose Acknowledgment

WELLS  
FARGO

STATE OF Wa., COUNTY OF Skagit

On 6-1-05 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

James V. Ambrogini and Evelyn L. Ambrogini

personally known to me -OR-  proved to me on the basis of satisfactory evidence/ to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Pamela G. Aldridge  
Name (type or printed) Pamela G. Aldridge  
My commission expires: 11-20-2005

NOTARY PUBLIC  
STATE OF WASHINGTON  
PAMELA G. ALDRIDGE  
(Seal)  
My Appointment Expires Nov 20, 2005

