



200507010054

Skagit County Auditor

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4 10:52AM

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 # 20051517400337 **ACCOUNT #:** 0651-651-8315213-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/09/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

DAVID B. NELSON, A MARRIED MAN, AND CATHY A NELSON, NON-VESTED SPOUSE, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS, DAVID NELSON, AN UNMARRIED MAN AT THE TIME OF THE CONTRACT REFERRED TO

whose address is: 11389 D AVE 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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: THAT PORTION OF LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 11389 D AVE ANACORTES, WA 98221

and parcel number of 35023100270009

casements, 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 \$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 06/09/2045.
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).

David B. Nelson
DAVID B. NELSON Grantor

6-10-05
Date

Cathy A. Nelson
CATHY A NELSON Grantor

6-10-05
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 DAVID B NELSON
and Cathy A Nelson 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: 6/10/2005

Kimberly Ann Kane
(Signature)

Kimberly Ann Kane, Notary
(Print name and include title)

My Appointment expires: July 19, 2006

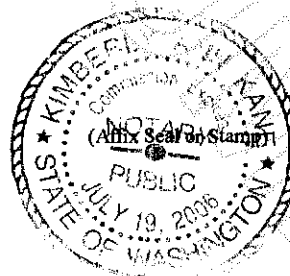


Exhibit A

Reference #: 20051517400337

Acct #: 0651-651-8315213-1998

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: THAT PORTION OF LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST 440 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 160 FEET ALONG THE WEST LINE OF TRACT CONVEYED TO GEORGE R. PEMBERTON ET UX ON APRIL 16, 1963, AND RECORDED UNDER AUDITOR S FILE NO. 634854 TO THE SOUTHEAST CORNER OF TRACT CONVEYED TO JOHN T. VAN PATTEN ON APRIL 16, 1963, AND RECORDED UNDER AUDITOR S FILE NO. 634855; THENCE WEST ALONG THE SOUTH LINE OF VAN PATTEN TRACT 200 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 160 FEET; THENCE EAST 200 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; PARCEL B: THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET NORTH AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 300 FEET; THENCE WEST 440 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 220 FEET; THENCE SOUTH 140 FEET; THENCE EAST 220 FEET; THENCE NORTH 140 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WEST 20 FEET THEREOF; SUBJECT TO: EASEMENT GRANTED PUGET SOUND POWER AND LIGHT COMPANY, TO CONSTRUCT, MAINTAIN, ETC., A TRANSMISSION LINE, AFFECTING THE WESTERLY PORTION OF THE SUBJECT PROPERTY, DATED APRIL 9, 1926, RECORDED MAY 4, 1926, UNDER AUDITOR_S NO. 183364, IN VOLUME 136 OF DEEDS, PAGE 367; TRS NO. 31-35-2



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