



200508080090

Skagit County Auditor

8/8/2005 Page

1 of

4 11:04AM

**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 #** 20051677000244 **ACCOUNT #:** 0651-651-8481423-1998

**SHORT FORM DEED OF TRUST**

**(With Future Advance Clause)**

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/15/2005 and the parties are as follows:

**TRUSTOR ("Grantor"):**  
ROSS E. BLAIR, A SINGLE PERSON

whose address is: 1518 J 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:

LOTS 1 AND 2, BLOCK 145, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJACENT TO THE NORTH, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN ROSS E. BLAIR, A SINGLE PERSON BY DEED FROM SHAWNIE ERIN BRAY, WHO ACQUIRED TITLE AS SHAWNIE B. WORTHINGTON, AS HER SEPARATE ESTATE DATED 12/9/2002 AND RECORDED 12/16/2002 AS INSTRUMENT NO. 200212160281.

with the address of 1518 J AVE ANACORTES, WA 982212238  
and parcel number of 3772-145-002-0001

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 \$135,890.00 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 07/15/2045
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).

<u>Ross E Blair</u> ROSS E BLAIR	Grantor	<u>7/15/05</u> Date
_____	Grantor	_____ 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 ROSS E Blair 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: 07-15-05  
Rhonda Jo Roddenberry

(Signature)  
RHONDA JO RODDENBERRY / NOTARY

(Print name and include title)  
My Appointment expires: 04-09-09



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**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 **RHONDA JO RODDENBERRY**  
Notary:

Commission **N/A**  
Number:

Commission **APRIL 9<sup>TH</sup> 2009**  
Expires:

Date & Place of **JULY 15<sup>TH</sup> 2005/ SKAGIT COUNTY**  
Notary Execution:

Date & Place of **7/19/2005**  
This Execution: **Washington County, OR**



Signature

**WELLS FARGO BANK, N.A.**

Revised 7-17-00



**200508080090**  
Skagit County Auditor

8/8/2005 Page

4 of

4 11:04AM