



200508260042

Skagit County Auditor

8/26/2005 Page 1 of 4 10:59AM

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 # 20052017000308 ACCOUNT #: 0651-651-8524521-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/25/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
CHARLES G. SEARS AND LUZ M. SEARS, HUSBAND AND WIFE

whose address is: 3319 FIELD 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:

LOT 13, 'PLAT OF HORIZON HEIGHTS DIVISION NO. III' AS PER PLAT FILED IN VOLUME OF PLATS, PAGES 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN CHARLES G. SEARS AND LUZ M. SEARS, HUSBAND AND WIFE BY DEED FROM PACIFIC SUMMIT CONSTRUCTION, A WASHINGTON CORPORATION DATED 04/15/1996 AND RECORDED 04/25/1996 AS INSTRUMENT NO. 9604250033 BOOK 1541 PAGE 553

with the address of 3319 FIELD AVENUE ANACORTES, WA 98221
and parcel number of P108368

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 07/25/2045.
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).

Charles G. Sears
CHARLES G SEARS Grantor

8/2/05
Date

Luiz M. Sears
LUZ M SEARS Grantor

8/2/05
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 Charles G. Sears
and Luiz M. Sears is/are the

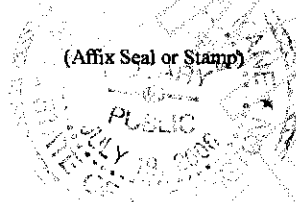
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-2-2005
Kimberly Ann Kane
(Signature)

Kimberly Ann Kane
(Print name and include title)

My Appointment expires: July 19, 2006

(Affix Seal or Stamp)



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 **KIMBERLY ANN KANE**
Notary: _____

Commission **N/A**
Number: _____

Commission **7-19-06**
Expires: _____

Date & Place of **AUGUST 2, 2005 SKAGIT COUNTY, WA**
Notary Execution: _____

Date & Place of **8/8/2005**
This Execution: _____ **Washington County, OR**


Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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Skagit County Auditor