



200705210154  
Skagit County Auditor

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After Recording Return To:

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P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

CHICAGO TITLE CO.

*COS-00102-07*

## DEED OF TRUST

Trustor(s) NATHAN J. YARUSSO AND SARAH S. YARUSSO, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description *Lot 6, ANA SP 98-004 full legal page 6*

Assessor's Property Tax Parcel or Account Number *3834-010-007-0600*

Reference Numbers of Documents Assigned or Released

## ACCOMMODATION RECORDING

Chicago Title Company has placed  
this document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity



Prepared by:  
Wells Fargo Bank, N.A.  
**MARICEL YOO**  
**DOCUMENT PREPARATION**  
**526 CHAPEL HILLS DRIVE**  
**COLORADO SPRINGS, COLORADO 80920**  
**866-452-3913**

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State of Washington  
REFERENCE #: 20070413311734

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Account number: 650-650-5789219-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 18, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **NATHAN J. YARUSSO AND SARAH S. YARUSSO, HUSBAND AND WIFE**  
whose address is: **4809 CYPRESS DR, ANACORTES, WASHINGTON 98221**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

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:  
Assessor's Property Tax Parcel Account Number(s): 3834-010-007-0600

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$504,000.00 recording concurrently herewith.

with the address of 3805 W. 12TH ST, ANACORTES, WASHINGTON 98221 and parcel number of together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, 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 \$ 63,000.00 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

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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is **MAY 18, 2047**.

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 2/6/1997 as Auditor's File Number **9702060051** in Book **1626** at Page **614** 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.
6. **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).

Nathan J. Yarusso 5/18/07  
Grantor **NATHAN J. YARUSSO** Date

X Sarah S. Yarusso 5/18/07  
Grantor **SARAH S. YARUSSO** Date

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

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

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

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Grantor

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For An Individual Acting In His/Her Own Right:

State of Washington

County of Island

On this day personally appeared before me

Nathan J. Yaruss & Sarah Yaruss (here insert the name of grantor or

grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 18th day of May, 2007.

Witness my hand and notarial seal on this the 18th day of May, 2007

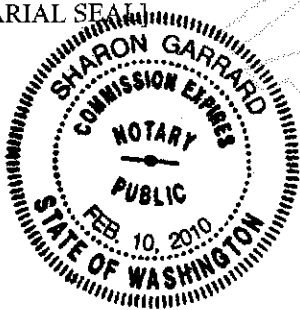
Signature

Sharon Garrard

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires:

2-10-10

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**EXHIBIT "A"**

Lot 6 of ANACORTES SHORT PLAT NO. 98-004 as approved May 18, 1999 and recorded May 24, 1999 in Volume 14 of Short Plats, pages 30 and 31, under Auditor's File No. 9905240012, records of Skagit County, WA;

Being a portion of Block 1324, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11 and Blocks 10 and 11, PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, according to the plat thereof recorded in Volume 2, page 23,

TOGETHER WITH vacated streets.

Situated in Skagit County, WA.

- END OF EXHIBIT "A" -



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