



200711090093  
Skagit County Auditor

11/9/2007 Page 1 of 5 11:26AM

UNOFFICIAL

**This Space Provided for Recorder's Use**

When Recorded Return To: First American  
1100 Superior Avenue, Suite 210, Cleveland, OH 44114

Document Title(s) Deed of Trust

Grantor(s) DAVID F CARTWRIGHT AND CORINNE A CARTWRIGHT HUSBAND/WIFE

Grantee(s) US Bank National Association N.D

Legal Description E 15 Ft Lot 6 Lot 7 W 1/2 Lot 8 Blk 45 2nd ADD TOWN OF SEDRO

Assessor's Property Tax Parcel or Account Number P 75846 Vol 3 PG 29

Reference Numbers of Documents Assigned or Released

\_\_\_\_ State of Washington \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

ALS#: 3000 584439

Order#: 13201498

**DEED OF TRUST**  
(With Future Advance Clause)

I. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is 09/25/2007  
..... The parties and their addresses are:

**GRANTOR:**

DAVID F CARTWRIGHT AND CORINNE A CARTWRIGHT Husband and Wife  
HUSBAND/WIFE

AKA DAVID CARTWRIGHT AND CORINNE CARTWRIGHT

If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:**

U.S. Bank Trust Company, National Association  
111 S.W. Fifth Avenue, Suite 3500  
Portland, OR 97204

**LENDER:**

U.S. Bank, National Association N.D.  
4355 17th Avenue S.W.  
Fargo, ND 58103

UNOFFICIAL DOCUMENT

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, the following described property:

The real estate mortgage herein is described in Exhibit "A" which is attached hereto and hereby incorporated herein by reference.

The property is located in SKAGIT at 531 WARNER ST  
(County)  
SEDRO WOOLLEY, Washington 98284  
(Address) (City) (ZIP Code)

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 (all referred to as "Property").

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 55,500.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

Borrower's Name(s): DAVID CARTWRIGHT AND CORINNE CARTWRIGHT

Note Date: 09/25/2007 Maturity Date: 09/28/2032

Principal/Maximum 55,500.00  
Line Amount:

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

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In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument.

5. MASTER FORM. By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust master form (Master Form), inclusive, dated 01/19/2007 8:10 am and recorded as Recording Number N/A or Instrument Number 200701190037 in Book N/A at Page(s) N/A in the SKAGIT County, Washington, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Form was recorded.

6. SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

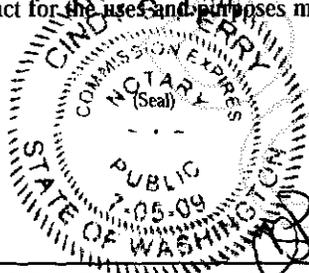
(Signature) *[Signature]* 9-25-07 (Date) *[Signature]* 9-25-07 (Date)  
DAVID CARTWRIGHT AKA DAVID F CARTWRIGHT CORINNE CARTWRIGHT AKA CORINNE A CARTWRIGHT

ACKNOWLEDGMENT:

STATE OF *Washington* COUNTY OF *Skagit* } ss.

(Individual) I certify that I know or have satisfactory evidence that DAVID CARTWRIGHT AND CORINNE CARTWRIGHT AKA DAVID F CARTWRIGHT AND CORINNE A CARTWRIGHT is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9-25-07



*[Signature]*  
Notary Public in and for the State of Washington  
Residing At: *[Signature]*

My notary appointment expires: July 5, 2009

REQUEST FOR RECONVEYANCE (Not to be completed until paid in full)  
TO TRUSTEE:  
The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel this Deed of Trust, which is delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.  
.....  
(Authorized Bank Signature) Date

This instrument was prepared by.....  
First American  
1100 Superior Avenue  
Suite 210  
Cleveland, OH 44114

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ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Washington

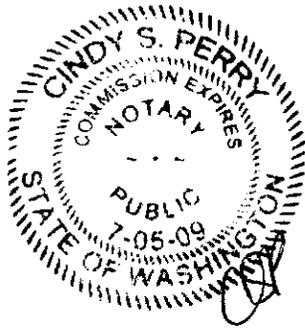
COUNTY OF Skagit

CUSTOMER NAME David and Corinne Cartwright

On 9.25.07 before me, Cindy Perry, a Notary Public,  
(DATE)

personally appeared, David F. Cartwright  
and Corinne A. Cartwright.

     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 the which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cindy Perry  
NOTARY SIGNATURE

My Commission Expires: July 5, 2009



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EXHIBIT A

THE EAST 15 FEET OF LOT 6, ALL OF LOT 7 AND THE WEST 1/2 OF LOT 8, BLOCK 45, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

ABBRV. LEGAL:

E 15 FT LOT 6 LOT 7 W 1/2 LOT 8 BLK 45 1ST ADD TOWN OF SEDRO  
VOL 3 PG 29

Permanent Parcel Number: P75846

DAVID F. CARTWRIGHT AND CORINNE A. CARTWRIGHT, HUSBAND AND WIFE

531 WARNER STREET, SEDRO WOOLLEY WA 98284

Loan Reference Number : 20072631653301/3000584439

First American Order No: 13201498

Identifier: FIRST AMERICAN LENDERS ADVANTAGE

 CARTWRIGHT  
13201498 WA  
FIRST AMERICAN LENDERS ADVANTAGE  
DEED OF TRUST



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