



200803170042
Skagit County Auditor

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3/17/2008 Page 1 of 6 9:47AM

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P.O. Box 31557 MAC B6955-013
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) **JERRY WOODHOUSE, AN UNMARRIED PERSON**
ORG VSTG:

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 **PTN BLOCK 192, 'FIDALGO CITY'**

Assessor's Property Tax Parcel or Account Number **41011920260005**

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
LINDA FERNER
DOCUMENT PREPARATION
ONE HOME CAMPUS, MAC X2303-01C
DES MOINES, IOWA 50328-0001
866-537-8489

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State of Washington
REFERENCE #: 20080187500103

Space Above This Line For Recording Data
Account number: 651-651-2364982-1XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **FEBRUARY 23, 2008** and the parties are as follows:
TRUSTOR ("Grantor"): **JERRY WOODHOUSE, AN UNMARRIED PERSON**
ORG VSTG: whose address is: **15085 OLD DECEPTION MILL LN, ANACORTES, WASHINGTON 98221-6009**

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): **41011920260005**
PTN BLOCK 192, 'FIDALGO CITY'

with the address of **15085 OLD DECEPTION MILL LANE, ANACORTES, WASHINGTON 98221** and parcel number of **41011920260005** 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 **\$ 100,000.00** 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 not later than seven (7) calendar days after **March 23, 2048**.

WADEED - short (06/2002) CDPv.1



200803170042
Skagit County Auditor

3/17/2008 Page 2 of 6 9:47AM

2/4

:43:47

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).


Grantor JERRY WOODHOUSE

2/23/08
Date

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200803170042
Skagit County Auditor

For An Individual Acting In His/Her Own Right:

State of Washington

County of Skagit

On this day personally appeared before me

Jerry Woodhouse (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 23 day of February, 2008.

Witness my hand and notarial seal on this the 23 day of February, 2008

Migdalia Cooke
Signature

Print Name: Migdalia Cooke
Notary Public



My commission expires: 7-27-2011

WADEED - short (06/2002) CDPv.1



200803170042
Skagit County Auditor

4/4
3:47

EXHIBIT A

Reference: 20080187500103

Account: 651-651-2364982-1998

Legal Description:

THAT PORTION OF LOTS 14 THROUGH 26, INCLUSIVE, BLOCK 192, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 THROUGH 115, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS JOF VACATED FIRST STREET, VACATED SECOND STREET, V ACATED FAIRVIEW AVENUE, AND THE WEST 1/2 OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 192, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED ALLEY WITH THE SOUTH LINE OF VACATED SECOND STREET; THENCE SOUTH ALONG THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 389.91 FEET TO THE CENTERLINE OF VACATED FIRST STRE ET; THENCE WEST ALONG THE CENTERLINE OF VACATED FIRST STREET A DISTANCE OF 97.5 9 FEET; THENCE NORTH PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 157.47 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 37.38 FEET; THENCE NORTH PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 232.44 FEET TO THE SOUTH LINE OF VACATED SECOND STREET; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 134.97 FEET, MORE OF LESS , TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 4 OF SURVEY FOR CATHERINE PALZER RECORDED JUNE 24, 1996, UND ER AUDITOR'S FILE NO. 9606240092 IN VOLUME 18 OF SURVEYS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY; THE EAST 40 FEET OF THE WEST 50 FEET OF THE NORTH 341.61 FEET OF VACATED CARLYL E AVENUE LYING SOUTH OF THE SOUTH LINE OF STATE HIGHWAY NO. 20; ALSO THE EAST 50 FEET OF VACATED CARLYLE AVENUE, LYING BETWEEN THE CENTERLINES OF VACATED THIRD STREET AND VACATED SECOND STREET; ALSO THE NORTH 50 FEET OF VACATED THIRD STREET LYING BETWEEN THE CENTERLINES OF VACATED CARLYLE AVENUE AND THE VACATED ALLEY WITHIN BLOCK 172; ALSO THE SOUTH 40 FEET OF THE NORTH 50 FEET OF VACATED SECOND STREET BEING 164. 97 FEET IN LENGTH BEGINNING AT THE CENTERLINE OF VACATED CARLYLE AVENUE AND

Exhibit A, CDP.V1 07/2004



200803170042

Skagit County Auditor

EXT ENDING WEST, ALSO THE NORTH 10 FEET OF THE SOUTH 50 FEET OF VACATED SECOND STREET 40 FEET IN WIDTH AS MEASURED FROM THE EXTENDED CENTERLINE OF THE VACATED ALLEY LYING WITH IN BLOCK 192; AND THE SOUTH 40 FEET OF THE SOUTH 50 FEET OF VACATED SECOND STRE ET LYING BETWEEN THE CENTERLINE OF VACATED FAIRVIEW AVENUE AND THE EXTENDED CENTERLINE OF THE VACATED ALLEY LYING WITH BLOCK 192. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit A, CDP.V1 07/2004



200803170042

Skagit County Auditor