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Skagit County Auditor

3/24/2008 Page 1 of 4 8:42AM

After Recording Return To:

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

## DEED OF TRUST

Trustor(s) FRANK J. ELLIS AND SUE-ANNE ELLIS, 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 THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF SKAGIT, STATE OF WASHINGTON: LOT 15, SKYLINE NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 117 THROUGH 120, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L. 15, SKYLINE NO. 10, V. 9, PGS. 117-120, SKAGIT COUNTY, WA

Assessor's Property Tax Parcel or Account Number P59925

Reference Numbers of Documents Assigned or Released



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State of Washington  
REFERENCE #: 20080467500396

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Account number: 651-651-2395044-1XXX

## 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 28, 2008** and the parties are as follows:  
TRUSTOR ("Grantor"): **FRANK J. ELLIS AND SUE-ANNE ELLIS, HUSBAND AND WIFE** whose address is: **4423 BRYCE DR, ANACORTES, WASHINGTON 98221-3231**

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): **P59925**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF SKAGIT, STATE OF WASHINGTON: LOT 15, SKYLINE NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 117 THROUGH 120, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: L. 15, SKYLINE NO. 10, V. 9, PGS. 117-120, SKAGIT COUNTY, WA**

with the address of **4423 BRYCE DR, ANACORTES, WASHINGTON 98221** and parcel number of **P59925** 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 **\$ 75,000.00** 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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200803240046  
Skagit County Auditor

3/24/2008 Page 2 of 4 8:42AM

2/4

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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 **not later than seven (7) calendar days after March 28, 2048.**

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).

Frank J. Ellis 2/28/08  
Grantor FRANK J ELLIS Date

Sue Anne Ellis 2/28/08  
Grantor SUE-ANNE ELLIS Date



For An Individual Acting In His/Her Own Right:

State of California

County of Riverside

On this day personally appeared before me

FRANK J. ELLIS & SUE ANN ELLIS  
(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 28 day of February, 20 08.

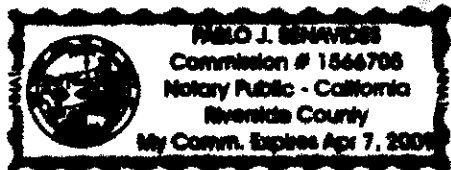
Witness my hand and notarial seal on this the 28 day of February, 20 08

Signature

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires:

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200803240046  
Skagit County Auditor

3/24/2008 Page 4 of 4 8:42AM