



200805120110

Skagit County Auditor

5/12/2008 Page

1 of

4 9:52AM

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

This Space Provided for Recorder's Use

When Recorded Return To: U.S. Recordings, Inc.
2925 Country Drive, Suite 201 St. Paul, MN 55117

Document Title(s): Deed of Trust

Grantor(s): ANTHONY J. CALOMINO, A UNMARRIED MAN AS HIS SEPARATE PROPERTY &
SANDRA L. STANLEY, A SINGLE WOMAN, AS THEIR INTEREST MAY APPEAR

Grantee(s): US Bank National Association N.D.

Legal Description: *W 1/2 NE 1/4 NW 1/4 SW 1/4 Sec 12 T36N R3E W1N, Legal on pg 4/*

Assessor's Property Tax Parcel or Account Number: P47816

Reference Numbers of Documents Assigned or Released:

State of Washington

Space Above This Line For Recording Data

ALS#: ~~XXXXXXXXXX~~

DEED OF TRUST

45091766

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is 04/11/2008.
..... The parties and their addresses are:

GRANTOR:

ANTHONY J. CALOMINO, A UNMARRIED MAN AS HIS SEPARATE PROPERTY & SANDRA L.
STANLEY, A SINGLE WOMAN, AS THEIR INTEREST MAY APPEAR

☐ 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

WASHINGTON - DEED OF TRUST

(NOT FOR FNMA, FHLMC, FHA OR VA USE; NOT FOR USE WITH PROPERTY USED FOR AGRICULTURAL OR FARMING PURPOSES)

1994 Wolters Kluwer Financial Services - Bankers Systems* Form USBREDTSFWA 1/25/2008

(page 1 of 3)

14197565

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 as Exhibit "A" which is attached hereto and hereby incorporated herein by reference.

The property is located in SKAGIT at 17231 BARRELL SPRINGS LN
(County)
BELLINGHAM, Washington 98229
(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 \$ 180,000.00. 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. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

Borrower's Name(s): ANTHONY J. CALOMINO AND SANDRA L. STANLEY

Note Date: 04/11/2008

Maturity Date: 04/15/2038

Principal/Maximum 180,000.00

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 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.



200805120110
Skagit County Auditor

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

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 Instrument Number 200701190036 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.

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.

Anthony J. Calomino 4-11-08
(Signature) ANTHONY J. CALOMINO (Date)

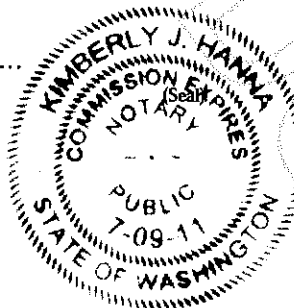
Sandra L. Stanley 4-11-08
(Signature) SANDRA L. STANLEY (Date)

ACKNOWLEDGMENT:

STATE OF Washington, COUNTY OF Skagit } ss.
(Individual) I certify that I know or have satisfactory evidence that ANTHONY J. CALOMINO AND SANDRA L. STANLEY SINGLE PERSONS 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: 4/11/08

My notary
appointment expires:
7/9/11



Kimberly J. Hanna
Notary Public in and for the State of Washington,
Residing At: W. Vernon, wa

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



EXHIBIT A

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36
NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, AS MEASURED ALONG
THE NORTHERLY AND SOUTHERLY LINES THEREOF.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV LEGAL

W 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 SEC 12 T36N R3E WM

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO ANTHONY J.
CALOMINO, A MARRIED MAN, AS HIS SEPARATE PROPERTY AND SANDRA
L. STANLEY, A SINGLE WOMAN, AS THEIR INTEREST MAY APPEAR
FROM PACIFIC COAST INVESTMENT COMPANY BY DEED DATED 08/04/94
AND RECORDED 08/05/94 IN INSTRUMENT NO. 199408050086, PAGE
N/A IN THE LAND RECORDS OF SKAGIT COUNTY, WASHINGTON.

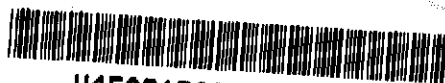
Permanent Parcel Number: P47816
ANTHONY J. CALOMINO, A MARRIED MAN, AS HIS SEPARATE PROPERTY AND
SANDRA L. STANLEY, A SINGLE WOMAN, AS THEIR INTEREST MAY APPEAR

17231 BARRELL SPRINGS LANE, BELLINGHAM WA 98229

Loan Reference Number : 20080581727101

First American Order No: 14197565

Identifier: L/FIRST AMERICAN LENDERS ADVANTAGE



U45091766-01FB04

DEED OF TRUST

US Recordings



200805120110
Skagit County Auditor