



200806240031

Skagit County Auditor

6/24/2008 Page

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4 10:47AM

When recorded mail to:
LSI - North Recording Division
5029 Dudley Blvd
McClellan, CA 95652
(800) 964-3524

4560156

Reference # (If Applicable): CSA 082100
Grantor: James E. Ross and Nancy J. Ross, husband and wife
Grantee: (1) Capstone Surety (2)
Legal Description (abbreviated): Ptn. Sec 33, T34N, R5E, W.M., Skagit Co., WA
Additional legal(s) on page: n/a
Assessor's Tax Parcel ID#: P30613

Recording Requested By:
LSI

**Deed of Trust
Short Form**

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 22nd day of May, 20 08, between

James E. Ross and Nancy J. Ross, husband and wife, GRANTOR,

whose address is 26024 Walker Valley Rd., Mount Vernon, CA

CAPSTONE SURETY INSURANCE SERVICES, INC., a corporation, TRUSTEE, whose address is 5230 Las Virgenes Rd. Suite 265, Calabasas, CA and American Safety Casualty Insurance Company

BENEFICIARY,

whose address is 444 West Ocean Blvd. 18th Floor, Long Beach, CA 90802

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skagit County, Washington:

Legal Description:

See attached Exhibit A, attached hereto and made a part thereof

Tax Account Number: P30613

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of open Dollars (\$open) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor, all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth(25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITORS FILE NO.
Adams	2 of Record. Instr.	513-16	122987
Asotin	Microfilmed Under Auditors No.		101896
Benton	241 of Official Rec.	695 A-C	592931
Chelan	688 of Official Rec	1682-1685	681844
Clallam	315 of Official Rec.	195-198	383176
Clark	Aud. Microfilm No.	702859-702862	G-519253
Columbia	49 of Deeds	198-201	F-3115
Cowlitz	747 of Official Rec.	234-237	675475
Douglas	125 of Mtgs.	120-123	151893
Ferry	28 of Deeds	413-416	153150
Franklin	11 of Official Rec.	138-141	309636
Garfield	Microfilmed under Auditors No.		13044
Grant	44 of Rec. Doc	373-376	538241
Grays Harbor	21 of General	31-34	207544
Island	181 of Official Rec.	710-713	211628
Jefferson	4 of Official Rec.	316-319	196853
King	5690 of Mtgs.	436-439	6382309
Kitsap	929 of Official Rec.	480-483	934770
Kittitas	111 of Mtgs.	361-364	348693
Klickitat	101 of Mtgs	107-110	131095
• Lewis	7 of Official Rec.	839-842	725562
• Lincoln	107 of Mortgages	776-779	316596
• Mason	Reel 48	Frame 835-838	236038
• Okanogan	121 of Mortgages	517-519A	560658
• Pacific	213 of Official Rec.	649-652	55707
• Pend Oreille	27 of Mtgs.	8-11	126854
• Pierce	1254 of Mtgs.	707-710	2250799
• San Juan	28 of Mtgs.	459-462	69282
• Skagit	19 of Official Rec.	80-83	716277
• Skamania	47 of Mtgs.	41-44	70197
• Snohomish	233 of Official Rec.	540-543	2043549
• Spokane	14 of Official Rec.	1048-1051	376267C
• Stevens	109 of Mtgs.	394-397	390635
• Thurston	454 of Official Rec.	731-734	785350
• Wahkiakum	17 of Mtgs.	89-92	24732
• Walla Walla	308 of Mtgs.	711-714	495721
• Whatcom	82 of Official Rec.	855-858	1047522
• Whitman	1 of Misc.	291-294	382282
• Yakima	712 of Official Rec.	147-150	2170555

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.



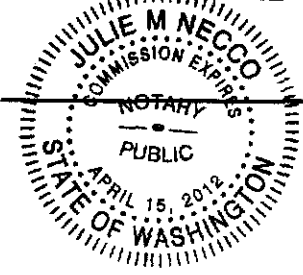
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The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

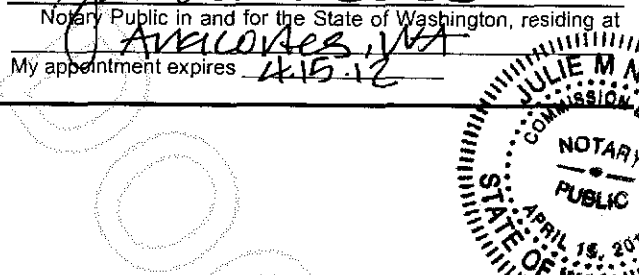
The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

James E. Ross James E. Ross
James E. Ross
Nancy J. Ross Nancy J. Ross
Nancy J. Ross

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.
On this day personally appeared before me
James E. Ross & Nancy J. Ross
to me known to be the individual described in and who executed
the within and foregoing instrument, and acknowledged that
they signed the same as
individuals free and voluntary act and
dead, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this
30 day of May, 20 08
Julie M. Necco
Notary Public in and for the State of Washington,
residing at Anacortes, WA
My appointment expires 4.15.12



STATE OF WASHINGTON)
COUNTY OF Skagit) ss.
On this 30th day of May, 20 08
before me, the undersigned, a Notary Public in and for the State
of Washington, duly commissioned and sworn, personally
appeared James E. Ross and
Nancy J. Ross, to me
known to be the _____ President
and _____ Secretary, respectfully,
of _____ the corporation
that executed the foregoing instrument, and acknowledged the
said instrument to be the free and voluntary act and deed of said
corporation, for the uses and purposes therein mentioned, and
on oath stated that they are authorized
to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day
and year first above written.
Julie M. Necco
Notary Public in and for the State of Washington, residing at
Anacortes, WA
My appointment expires 4.15.12



REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE,

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, 20 _____



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Exhibit A

Legal Description

The following described property:

Situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Parcel A

The West 350 feet of the South 628 feet of that portion of the Southwest $\frac{1}{4}$ of Section 33, Township 34 North, Range 5 East, W.M., lying South of the road and West of the Anacortes right of way, as said right of way is referred to in document recorded under Auditor's File No. 694135, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal provided as a courtesy

Ptn. Sec 33, T34N, R5E, W.M., Skagit Co., WA

Assessor's Parcel No: P30613



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