

**Return Address:**

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200810030059

Skagit County Auditor

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5 10:04AM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in) **DEED OF TRUST**

75206380

**Reference Number(s) of related Documents:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

LITTLE, LEROY C

LITTLE, ANITA W

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

US BANK, NATIONAL ASSOCIATION N.D.

Additional names on page \_\_\_\_\_ of document.

**Trustee** US BANK TRUST COMPANY, NATIONAL ASSOCIATION**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

PARCEL A: LOT 4, SKAGIT CO, SHOT PLT 93-032, REC 11/29/93, VOL 11, SHT  
PLT, NE 1/4, NE 1/4, SEC 35, TWS 36 N, RG 2 E, W.M. PARCEL B: NON-  
EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, SHT PLT  
93-032, REC 11/29/93, VOL 11, SHT PLT, PG 25-26, AN 9311290160, SEC 35, NE 1/4,  
Additional legal is on page 5 of document

**Assessor's Property Tax Parcel/Account Number**  
assigned P104876☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not  
read the document to verify the accuracy or completeness of the indexing information  
provided herein. USR /

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) LEROY C. LITTLE AND ANITA W. LITTLE, HUSBAND AND WIFE

Grantee(s) U.S. Bank National Association N.D.

Legal Description PG 5

Assessor's Property Tax Parcel or Account Number P104876

Reference Numbers of Documents Assigned or Released

State of Washington

Space Above This Line For Recording Data

ALS#:

[REDACTED]

## DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is 09/05/2008.....  
..... The parties and their addresses are:

**GRANTOR:**

LEROY C. LITTLE AND ANITA W. LITTLE, HUSBAND AND WIFE

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 - HOME EQUITY LINE OF CREDIT DEED OF TRUST  
(NOT FOR FNMA, FHLMC, FHA OR VA USE; NOT FOR USE WITH PROPERTY USED FOR AGRICULTURAL PURPOSES)  
1994 Wolters Kluwer Financial Services - Bankers Systems Form USBREDTSFWA 1/25/2008

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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 5074 RONEY ROAD  
(County)  
BOW, Washington 98232  
(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 \$ 150,000.00. 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. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

Borrower's Name(s): LEROY CRAIG LITTLE AND ANITA WEBBER LITTLE

Note Date: 09/05/2008

Maturity Date: 09/05/2033

Principal/Maximum 150,000.00

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 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) LEROY C. LITTLE 9/5/08 (Date) (Signature) ANITA W. LITTLE 9-5-08 (Date)

ACKNOWLEDGMENT:

STATE OF Washington COUNTY OF Skagit ) ss.  
(Individual) I certify that I know or have satisfactory evidence that LEROY CRAIG LITTLE AND ANITA WEBBER LITTLE Husband and wife 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: 9-5-08

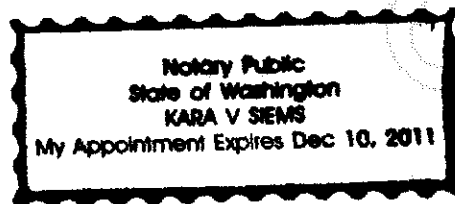
(Seal)

Notary Public in and for the State of Washington,  
Residing At:

Bellingham Wa

My notary  
appointment expires:

12/10/2011



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



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EXHIBIT A

PARCEL A:

LOT 4, SKAGIT COUNTY SHORT PLAT NUMBER 93-032, APPROVED NOVEMBER 12, 1993, RECORDED NOVEMBER 29, 1993 IN VOLUME 11 OF SHORT PLATS, PAGES 25 AND 26, UNDER AUDITOR'S FILE NUMBER 9311290160, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NUMBER 93-032, RECORDED NOVEMBER 29, 1993 IN VOLUME 11 OF SHORT PLATS, PAGES 25 AND 26, UNDER AUDITOR'S FILE NUMBER 9311290160, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV LEGAL

LOT 4 SKAGIT COUNTY SP 93-032 VOL 11 PGS 25-26 A'S 9311290160

Permanent Parcel Number: P104876  
LEROY C. LITTLE AND ANITA W. LITTLE, HUSBAND AND WIFE

5074 RONEY ROAD, BOW WA 98232  
Loan Reference Number : 20082381651401  
First American Order No: 38592981  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE



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