



201201230030  
Skagit County Auditor

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Return To (name and address):  
Southwest Financial Services, Ltd.  
537 E Pete Rose Way, STE 300  
Cincinnati, OH 45202



020324535-000360829

This Space Provided for Recorder's Use

Document Title(s) DEED OF TRUST  
Grantor(s) SEE GRANTOR BELOW  
Grantee(s) U.S. Bank National Association ND  
Legal Description PRM GOVT LOT 10 S1, T33N, R3E  
Assessor's Property Tax Parcel or Account Number P15253  
Reference Numbers of Documents Assigned or Released

State of Washington

Space Above This Line For Recording Data

**DEED OF TRUST**  
**(With Future Advance Clause)**

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is .....12/28/2011  
..... The parties and their addresses are:

GRANTOR:  
BEN M. WINKES and L SLOANE WINKES, 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,  
a national banking association organized under the laws of the United States  
111 SW Fifth Avenue  
Portland, OR 97204

LENDER:  
U.S. Bank National Association ND,  
a national banking association organized under the laws of the United States  
4325 17th Avenue SW  
Fargo, ND 58103



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 and recorded as Recording Number or Instrument Number 200701190036 in Book at Page(s) 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. **OTHER TERMS.**  **Mortgage Rider - Escrow for Taxes and Insurance.** If checked, the covenants and agreements of the Mortgage Rider - Escrow for Taxes and Insurance is incorporated into and supplement and amend the terms of this Security Instrument.

7. **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.

*Ben M. Winkes* 12/25/11 (Signature) BEN M. WINKES (Date) *L Sloane Winkes* 12/28/11 (Signature) L SLOANE WINKES (Date)

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON, COUNTY OF SKAGIT } ss.  
(Individual) I certify that I know or have satisfactory evidence that BEN M. WINKES and L SLOANE WINKES, 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: 12/28/2011

(Seal) *Carolina J. Case*  
Notary Public in and for the State of Washington,  
Residing At:

My notary appointment expires: 11/01/2014

Skagit County  
Mount Vernon,  
Washington

Prepared By:  
Southwest Financial Services, Ltd.  
537 E Pete Rose Way, STE 300  
Cincinnati, OH 45202



**EXHIBIT "A" LEGAL DESCRIPTION**

Page: 1 of 1

Account #: 20324535  
Order Date : 11/21/2011  
Reference : 20113251310550  
Name : BEN MULLIN WINKES  
L SLOANE WINKES  
Deed Ref : N/A

Index #:  
Registered Land :  
Parcel #: P15253

**SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:**

**PARCEL A:**

**THAT PORTION OF GOVERNMENT LOT 10 IN SECTION 1, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 01 DEG. 15'32" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 10 A DISTANCE OF 334.01 FEET; THENCE SOUTH 88 DEG. 44'50" WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 10 A DISTANCE OF 335.56 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 26 DEG. 48'35" WEST A DISTANCE OF 220.81 FEET; THENCE SOUTH 65 DEG. 44'10" WEST A DISTANCE OF 205.00 FEET; THENCE NORTH 30 DEG. 55'50 " WEST A DISTANCE OF 99.74 FEET; THENCE NORTH 02 DEG. 34'00" EAST A DISTANCE OF 4.63 FEET; THENCE SOUTH 88 DEG. 44'50" WEST A DISTANCE OF 220.00 FEET, MORE OR LESS, TO THE SKAGIT RIVER; THENCE SOUTHWESTERLY ALONG THE SKAGIT RIVER TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 10; THENCE NORTH 88 DEG. 44'50" EAST PARALLEL WITH AND 20.00 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 10 A DISTANCE OF 700.00 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 88 DEG. 44'50" WEST A DISTANCE OF 361.65 FEET AND NORTH 30 DEG. 55'50" WEST A DISTANCE OF 23.02 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 30 DEG. 55'50" WEST A DISTANCE OF 266.45 FEET; THENCE NORTH 62 DEG. 44'00" EAST A DISTANCE OF 188.13 FEET TO THE TRUE POINT OF BEGINNING.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.**

**BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 200408240060, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.**



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