



201209180028

Skagit County Auditor

9/18/2012 Page

1 of

5 10:47AM

Return To (name and address):

Indecomm Global Services

2925 Country Drive

Little Canada, MN 55117



021122657-000442872

This Space Provided for Recorder's Use

Document Title(s)

Grantor(s)

Grantee(s) U.S. Bank National Association ND

Legal Description CLEAR LAKE WATER FRONT TRACTS, PTN LT 14 & LTS 16-21 AFN 950210003

Assessor's Property Tax Parcel or Account Number P64483

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) is08/09/2012
..... The parties and their addresses are:

GRANTOR:

JOYCE GILLINGHAM AND LEE POWELL, WIFE AND HUSBAND

- ☐ 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

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:
CLEAR LAKE WATER FRONT TRACTS, PTN LT 14 & LTS 16-21 AFN 9502100039

The property is located in SKAGIT COUNTY at
(County)

24364 OLD DAY CREEK RD, SEDRO WOOLLEY, Washington 98284-7744.....
(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 \$ 40,000.00..... 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): LEE POWELL and JOYCE GILLINGHAM
Principal/Maximum Line Amount: 40,000.00
Maturity Date: 08/08/2037
Note Date: 08/09/2012
 - 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.



201209180028
Skagit County Auditor

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 of 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.

Joyce Gillingham 8/9/12 *Lee Powell* 8/9/12
(Signature) JOYCE GILLINGHAM (Date) (Signature) LEE POWELL (Date)

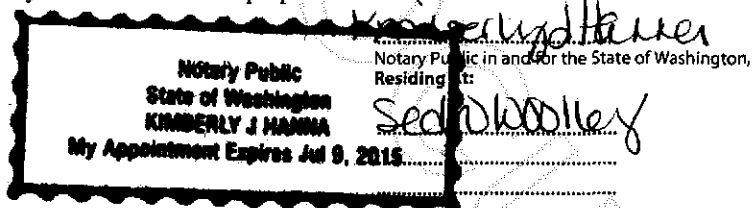
ACKNOWLEDGMENT:

STATE OF Washington, COUNTY OF Skagit } ss.
(Individual) I certify that I know or have satisfactory evidence that
JOYCE GILLINGHAM AND LEE POWELL, WIFE AND HUSBAND

..... 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: 8/9/12

My notary
appointment
expires: 7/9/15



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



201209180028
Skagit County Auditor

EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 2

Account #: 21122657
Order Date : 07/12/2012
Reference : 20121641438371
Name : LEE POWELL
JOYCE GILLINGHAM
Deed Ref : 200011090135

Index #:
Registered Land:
Parcel #: P64483

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

PARCEL "A":

ALL THAT PORTION OF LOT 14 AND LOTS 16 THROUGH 21, INCLUSIVE, LYING EAST OF THE THREAD OF A CREEK, AS DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 9502100039, "CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF LOTS 16, 17, 19 AND 21, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 21; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF LOT 21, A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 80 DEG. WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 40 DEG. WEST A DISTANCE OF 190.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE THREAD OF A CREEK AND THE TERMINUS OF THIS LINE DESCRIPTION.

PARCEL "B":

THAT PORTION OF LOTS 16, 17, 19 AND 21, "CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 21; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF LOT 21, A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 80 DEG. WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 40 DEG. WEST A DISTANCE OF 190.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE THREAD OF A CREEK AND THE TERMINUS OF THIS LINE DESCRIPTION,

EXCEPT THE PORTION OF LOTS 14, 16 AND 18, LYING WEST OF THE THREAD OF A CREEK, AS DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 9502100039.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING,



201209180028
Skagit County Auditor

EXHIBIT "A" LEGAL DESCRIPTION

Page: 2 of 2

Account #: 21122657
Order Date : 07/12/2012
Reference : 20121641438371
Name : LEE POWELL
JOYCE GILLINGHAM
Deed Ref : 200011090135

Index #:
Registered Land:
Parcel #: P64483

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. 200011090135, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.



U03000723

6650 9/13/2012 77992536/1



201209180028

Skagit County Auditor