

UNRECORDED



201211060019
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



021382036-000470067

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Document Title(s) **DEED OF TRUST**
Grantor(s) **SEE GRANTOR BELOW**
Grantee(s) U.S. Bank National Association ND
Legal Description **LOT 40, PLAT OF ISLAND VIEW PARK (PAR 2) AND (PAR 1) N 5 ACRES OF**
Assessor's Property Tax Parcel or Account Number P57569 **4 OF FOLLOWING DESC TR: THAT PRN**
Reference Numbers of Documents Assigned or Released **90F E 15 ACRES OF W 1/2 SW 1/4 SE 1/4**
OF S 21, T 31N, R 4E, LYING N OF LINE
DRAWN PARALLEL WITH AND

State of Washington _____ Space Above This Line For Recording Data

DEED OF TRUST
(With Future Advance Clause)
506 FT N OF S LINE OF SAID
SUBDIV, EXC E 86.82 FT OF N
263.35 FT OF S 921.88 FT OF
THE E 15 ACRES OF W 1/2 OF
SW 1/4 OF SE 1/4

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is10/11/2012
..... The parties and their addresses are:

GRANTOR:
RON C. RHOADES AND KRISTINA A. RHOADES, TRUSTEES OF THE RHOADES FAMILY
TRUST DATED 9/8/98

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

UNRECORDED DOCUMENT

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:
See attached Exhibit "A"

The property is located in SKAGIT COUNTY at
(County)

.1921.22ND.ST., ANACORTES, Washington 98221-2413.....
(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 \$ 100,000.00..... 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): RON RHOADES and KRISTINA RHOADES
Principal/Maximum Line Amount: 100,000.00
Maturity Date: 10/14/2037
Note Date: 10/11/2012
 - 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.



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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 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.

Ron C Rhoades 10-11-12 (Signature) RON C. RHOADES, Trustee (Date) *Kristina A Rhoades 10-12-12* (Signature) KRISTINA A. RHOADES, Trustee (Date)

ACKNOWLEDGMENT:

STATE OF *Washington* COUNTY OF *Skagit* } ss.
(Individual) I certify that I know or have satisfactory evidence that *RON C. RHOADES AND KRISTINA A. RHOADES, TRUSTEES OF THE RHOADES FAMILY TRUST DATED 9/8/98*

..... 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: *10/11/2012*

(Seal)

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

910 0 Ave
Anacortes WA 98221

My notary appointment expires: *2/15/2013*



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



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EXHIBIT "A" LEGAL DESCRIPTION

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Account #: 21382036
Order Date : 09/20/2012
Reference : 20122571854300
Name : RON RHOADES
 KRISTINA RHOADES
Deed Ref : 199809090097

Index #:
Registered Land:
Parcel #: P57569

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON,

PARCEL ONE: THE NORTH 5 ACRES OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE EAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF A LINE DRAWN PARALLEL WITH AND 506 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION, EXCEPT THE EAST 86.82 FEET OF THE NORTH 263.35 FEET OF THE SOUTH 921.88 FEET OF THE EAST 15 ACRES OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL TWO: LOT 40, PLAT OF ISLAND VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 VOLUME 1867, PAGE 300, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.



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