



200412230107  
Skagit County Auditor

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Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National LPS  
15661 Redhill, Suite 200  
Tustin, CA 92780  
Code: ~~WF~~ *WF JB*

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20043236400030 ACCOUNT #: 0117-117-0251739-0001

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 12/14/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
JOE KELLY AND DONNA KELLY, HUSBAND AND WIFE

whose address is: 14119 MACTAGGERT AVE BOW, WA, 98232  
TRUSTEE: **Wells Fargo Financial National Bank** c/o Specialize Service  
401 West 24th Street, National City, CA 91950

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A.  
85 Cleaveland Road  
Pleasant Hill, CA 94523

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, all of that certain real property located in the County of SKAGIT, State of Washington, described as follows:

LOTS 3 AND 4, BLOCK 14, HALLER'S SECOND ADDITION TO THE TOWN OF EDISON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON.

with the address of 14108 MACTAGGART AVE BOW, WA 982329247  
and parcel number of 4099-014-004-0001-P72991 together with all rights,  
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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WASHINGTON - DEED OF TRUST

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.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$75,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is 12/14/2034.
4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated February 1, 1997 and recorded on February 6, 1997 as Auditor's File Number 9702060051 in Book 1626 at Page 0614 of the Official Records in the Office of the Auditor of SKAGIT County, State of Washington, are hereby incorporated into, and shall govern, this Security Instrument.

5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.
- RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

- Third Party Rider  
 Leasehold Rider  
 Other N/A
- 

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**SIGNATURES:** By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Joe Kelly</u> JOE KELLY	Grantor	<u>12-16-04</u> Date
<u>Donna Kelly</u> DONNA KELLY	Grantor	<u>12-16-04</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**  
(Individual)  
STATE OF WASHINGTON, COUNTY OF WHATCOM ss.  
I hereby certify that I know or have satisfactory evidence that JOE AND DONNA KELLY are the

person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12/16/2004  
Cy Lindberg  
(Signature)  
CY LINDBERG VP  
(Print name and include title)  
My Appointment expires: 3/29/2007

