



200503100024

Skagit County Auditor

3/10/2005 Page 1 of 4 9:07AM

Return Address:

Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107
DOCUMENT MANAGEMENT

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20050267000727 ACCOUNT #: 0651-651-7727011-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Short Deed of Trust ("Security Instrument") is 02/04/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

EDWIN J. CLIFFORD AND ALICE O. CLIFFORD, HUSBAND AND WIFE

whose address is: 4206 GLASGOW WAY ANACORTES, WA, 98221

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.
P. O. BOX 31557
BILLINGS, MT 59107

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:

LOT 192, 'CLEARIDGE DIVISION II', AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 57 THROUGH 69, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN EDWIN J. CLIFFORD AND ALICE O. CLIFFORD, HUSBAND AND WIFE BY DEED FROM ROBERT D. BIBBY AND ELSIE M. BIBBY, HUSBAND AND WIFE DATED 9/1/1994 AND RECORDED 9/2/1994 AS INSTRUMENT NO. 9409020088.

with the address of 4206 GLASGOW WAY ANACORTES, WA 98221
and parcel number of 4449-000-192-0001

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 \$73,500.00 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 02/04/2045
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
-



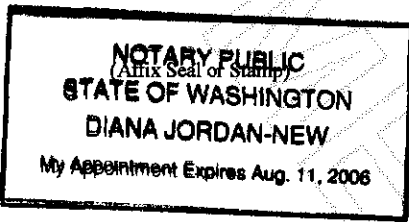
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Edwin J. Clifford</u> EDWIN J. CLIFFORD	Grantor	<u>2/7/05</u> Date
<u>Alice O. Clifford</u> ALICE O. CLIFFORD	Grantor	<u>2/7/05</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
 STATE OF Washington, COUNTY OF Skagit } ss.
 I hereby certify that I know or have satisfactory evidence that EDWIN J. CLIFFORD
E ALICE O. CLIFFORD is/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: FEBRUARY 7TH 2005
DIANA JORDAN-NEW, NOTARY PUBLIC
 (Signature) [Signature]
 (Print name and include title)
 My Appointment expires: 8/11/2006



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of Notary: DIANA JORDAN-NEW

Notary Commission Number: N/A

Date Commission Expires: August 11, 2006

Date and Place of Notary Execution: February 7, 2005 SKAGIT County, Washington

Date & Place of This Execution: February 11, 2005 Washington County, OR



TRINH CHAU

WELLS FARGO BANK, N.A.

REV 1/17/02



200503100024
Skagit County Auditor