



200507120036
Skagit County Auditor

7/12/2005 Page 1 of 4 9:52AM

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 # 20051537500644 ACCOUNT #: 0651-651-8348065-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/15/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
DAVID PEARCE AND JOSEE ALLARD, HUSBAND AND WIFE

whose address is: 14068 CRATER LAKE RD 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 5, PLAT OF CRATER LAKE BEACH CLUB, DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 51 AND 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN DAVID PEARCE AND JOSEE ALLARD, HUSBAND AND WIFE BY DEED FROM ERINE E. ADAMS, A SINGLE PERSON DATED SEPTEMBER 23, 2002 AND RECORDED 10/2/2002 AS INSTRUMENT NO. 200210020118.

with the address of 14068 CRATER LAKE RD ANACORTES, WA 982218592 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

EQ249A (12/2004)

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 \$115,000.00 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 06/15/2045
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.

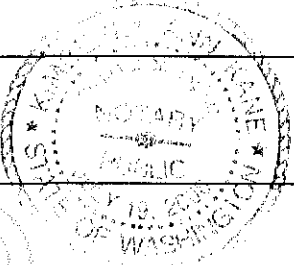
- Third Party Rider
 Leasehold Rider
 Other N/A
-



200507120036

Skagit County Auditor

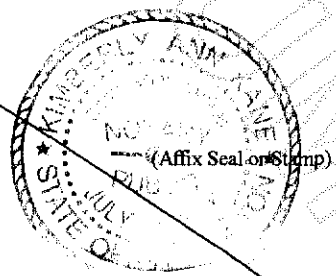
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>David Pearce</u> DAVID PEARCE		Grantor	<u>6-15-05</u> Date
<u>Josee Allard</u> JOSEE ALLARD		Grantor	<u>6-15-05</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 David Pearce
and Josee Allard 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: July 19, 2005
Kimberly Ann Kane
(Signature)
Kimberly Ann Kane
(Print name and include title)
My Appointment expires: July 19, 2007



200507120036
Skagit County Auditor

All-purpose Acknowledgment

WELLS
FARGO

STATE OF Washington, COUNTY OF Skagit

On June 5, 2005 before me, the undersigned, a Notary Public
in and for said State, personally appeared

DAVID ZEARCE and Jesse Allard

personally known to me ~~-OR-~~ proved to me on the basis of satisfactory evidence/ to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

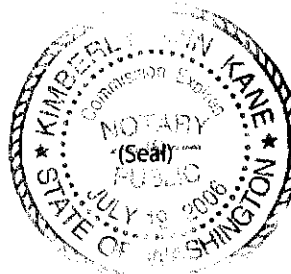
Name (type or printed)

My commission expires

Kimberly Ann Kane

Kimberly Ann Kane

July 19, 2006



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Skagit County Auditor