

UNOFFICIAL



200602160003

Skagit County Auditor

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

State of Washington Space Above This Line For Recording Data  
REFERENCE # 20060197200139 ACCOUNT #: 0651-651-9448853-1998

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 01/20/2006 and the parties are as follows:

TRUSTOR ("Grantor"):  
SIMON C. CORTEZ AND MARIA ELENA CORTEZ, HUSBAND AND WIFE

whose address is: 1105 11TH ST ANACORTES, WA, 98221

TRUSTEE: **Wells Fargo Financial National Bank**  
2324 Overland Ave., BILLINGS, MT 59102

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:

ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BOUNDED ON THE NORTH BY THE NORTH LINE RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXTENDED ACROSS SAID RIGHT OF WAY, AND ON THE EAST BY THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 57 EXTENDED, AND ON THE WEST BY THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; EXCEPT THAT PORTION CONVEYED BY E. DEMOPOULOS, ET UX, BY DEED RECORDED UNDER AUDITOR S FILE NO. 4568284, AND DESCRIBED THEREIN AS FOLLOWS: THAT PORTION OF LOT 4 OF BLOCK 57 OF THE ORIGINAL PLAT OF CITY OF ANACORTES, WASHINGTON, AS THE SAME IS OF RECORD IN THE COUNTY AUDITOR S OFFICE AT MOUNT VERNON, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF SAID LOT 4, FORMERLY INCLUDED IN THE RIGHT OF WAY OF THE GREAT NORTHERN RAILROAD COMPANY, AS...

with the address of 1105 11TH ST ANACORTES, WA 98221

and parcel number of P55258

together with all rights,

easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

**Exhibit A**

Reference #: 20060197200139

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ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BOUNDED ON THE NORTH BY THE NORTH LINE RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXTENDED ACROSS SAID RIGHT OF WAY, AND ON THE EAST BY THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 57 EXTENDED, AND ON THE WEST BY THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; EXCEPT THAT PORTION CONVEYED BY E. DEMOPOULOS, ET UX, BY DEED RECORDED UNDER AUDITOR\_S FILE NO. 4568284, AND DESCRIBED THEREIN AS FOLLOWS: THAT PORTION OF LOT 4 OF BLOCK 57 OF THE ORIGINAL PLAT OF CITY OF ANACORTES, WASHINGTON, AS THE SAME IS OF RECORD IN THE COUNTY AUDITOR\_S OFFICE AT MOUNT VERNON, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF SAID LOT 4, FORMERLY INCLUDED IN THE RIGHT OF WAY OF THE GREAT NORTHERN RAILROAD COMPANY, AS PURCHASED BY SAID GRANTORS HEREIN FROM SAID GREAT NORTHERN RAILROAD COMPANY.

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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 \$ 50,000.00 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 01/20/2046
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>Simon C Cortez</u> SIMMON C. CORTEZ	Grantor	<u>1/26/06</u> Date
<u>Maria Elena Cortez</u> MARIA ELENA CORTEZ	Grantor	<u>1/26/06</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 Simon C. Cortez  
Maria Elena Cortez 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: 1-26-2006  
Kimberly Ann Kane  
(Signature)  
Kimberly Ann Kane  
(Print name and include title)  
My Appointment expires: July 19, 2006

