



200712210055  
Skagit County Auditor

12/21/2007 Page

1 of

9 10:29AM

**This Space Provided for Recorder's Use**

When Recorded Return To: First American  
1100 Superior Avenue, Suite 210 Cleveland, OH 44114

Document Title(s): Deed of Trust

Grantor(s): BEULAH M BAZINET UNMARRIED

Grantee(s): US Bank, National Association N.D.

Legal Description: *Lot 19 Saw Mountain View Est South DEVL'T PH 2 A's*

Assessor's Property Tax Parcel or Account Number: *P 121323 20049129010*

Reference Numbers of Documents Assigned or Released:

State of Washington

Space Above This Line For Recording Data

ALS#: *511821975*

Order#: 13580407

**DEED OF TRUST**  
(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is *11/28/2007*.....  
..... The parties and their addresses are:

**GRANTOR:**

BEULAH M BAZINET UNMARRIED  
AKA BELAH BAZINET

If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

**TRUSTEE:**

U.S. Bank Trust Company, National Association  
111 S.W. Fifth Avenue Suite 3500  
Portland, OR 97204

**LENDER:**

U.S. Bank National Association N.D.  
4355 17th Avenue S.W.  
Fargo, ND 58103

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:

The real estate mortgage herein is described as Exhibit "A" which is attached hereto and hereby incorporated herein by reference.

The property is located in SKAGIT ..... at 1424 VECCHIO CT .....  
(County)  
..... SEDRO WOOLLEY ..... Washington 98284 .....  
(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 \$ 15,000.00 ..... 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. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

Borrower's Name(s): BEULAH BAZINET

Note Date: 11/28/2007

Maturity Date: 12/15/2012

Principal/Maximum 15,000.00

Line Amount:

- 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 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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This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

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 8:10 am and recorded as Recording Number N/A or Instrument Number 200701190036 in Book N/A at Page(s) N/A 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.

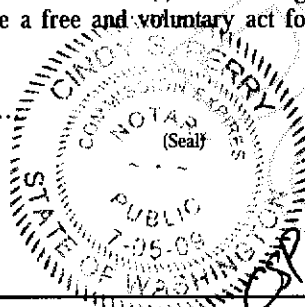
SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

*Beulah M Bazinet* 11/28/07  
(Signature) BEULAH BAZINET (Date) (Signature) (Date)  
AKA BEULAH M BAZINET

ACKNOWLEDGMENT:

STATE OF *Washington*, COUNTY OF *Skagit* } ss.  
(Individual) I certify that I know or have satisfactory evidence that BEULAH BAZINET AKA BEULAH M BAZINET 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: *11-28-07*



*Cindy Perry*  
Notary Public in and for the State of Washington,  
Residing At *Hyman*

My notary appointment expires: *July 5, 2009*

REQUEST FOR RECONVEYANCE  
(Not to be completed until paid in full)  
TO TRUSTEE:  
The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel this Deed of Trust, which is delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.  
.....  
(Authorized Bank Signature) Date

This instrument was prepared by.....  
First American  
1100 Superior Avenue, Suite 210  
Cleveland, OH 44114



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EXHIBIT A

LOT 19, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S);  
RECORDED: JUNE 6, 1946 AND JULY 17, 1976  
AUDITOR'S NO(S): 392628 AND 394047, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: THE UNITED STATES OF AMERICA  
FOR: ONE OR MORE LINES OF ELECTRIC POWER TRANSMISSION STRUCTURES AND APPURTENANT SIGNAL LINES  
AFFECTS: A STRIP OF LAND 125.0 FEET IN WIDTH, THE BOUNDARIES OF SAID STRIP LYING 62.5 FEET DISTANT FROM, ON EACH SIDE OF, AND PARALLEL WITH THE SURVEY LINE OF THE ARLINGTON-BELLINGHAM TRANSMISSION LINE AS NOW LOCATED AND STAKED

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S);  
RECORDED: AUGUST 7, 1963  
AUDITOR'S NO(S): 639321, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: THE UNITED STATES OF AMERICA  
FOR: ONE OR MORE LINES OF ELECTRIC POWER TRANSMISSION STRUCTURES AND APPURTENANT SIGNAL LINES  
AFFECTS: A STRIP OF LAND 137.5 FEET IN WIDTH, THE BOUNDARIES OF SAID STRIP LYING 62.5 FEET DISTANT EASTERLY FROM AND 75.0 FEET DISTANT WESTERLY FROM, AND PARALLEL WITH SAID SURVEY LINE FOR THE SNOHOMISH-BLAINE NO. 1 TRANSMISSION LINE AS SAID SURVEY LINE BEING NOW LOCATED AND STAKED

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S);

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EXHIBIT A  
(continued)

RECORDED: JUNE 20, 1945  
AUDITOR'S NO(S) .: 381240, RECORDS OF SKAGIT COUNTY,  
WASHINGTON  
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY  
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER  
WITH NECESSARY APPURTENANCES  
AFFECTS: PORTION IN SOUTHEAST QUARTER OF THE NORTHWEST  
QUARTER

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED  
BY INSTRUMENT(S);  
RECORDED: NOVEMBER 5, 1979  
AUDITOR'S NO(S) .: 7911050071, RECORDS OF SKAGIT COUNTY,  
WASHINGTON  
IN FAVOR OF: PRESENT AND FUTURE OWNERS OF LAND  
FOR: INGRESS, EGRESS AND UTILITIES  
AFFECTS: A 60-FOOT STRIP OF LAND IN THE PORTION OF THE  
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED  
BY INSTRUMENT(S);  
RECORDED: APRIL 18, 1990  
AUDITOR'S NO(S) .: 9004180059, RECORDS OF SKAGIT COUNTY,  
WASHINGTON  
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY  
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER  
WITH NECESSARY APPURTENANCES  
AFFECTS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED  
PARCEL A;  
THENCE SOUTH 00 DEGREES 8 MINUTES 43 SECONDS EAST A DISTANCE  
OF 279.87 FEET ALONG THE WEST LINE THEREOF TO THE CENTER OF  
AN EXISTING TRANSMISSION LINE AND THE TRUE POINT OF BEGINNING  
OF THIS CENTERLINE DESCRIPTION;  
THENCE SOUTH 55 DEGREES 26 MINUTES 45 SECONDS EAST A DISTANCE

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EXHIBIT A  
(continued)

OF 273.58 FEET;  
THENCE SOUTH 40 DEGREES 20 MINUTES 02 SECONDS EAST A DISTANCE  
OF 867.53 FEET TO A POINT ON THE NORTHERLY LINE OF THE  
NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND THE TERMINUS OF  
THIS CENTERLINE DESCRIPTION.

RIGHT-OF-WAY NO. 2: (FOR OVERHANG OR UNDERGROUNDING OF  
FACILITIES ONLY)

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED  
PARCEL B;  
THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE  
OF 431.05 FEET ALONG THE NORTH LINE THEREOF TO THE CENTER OF  
AN EXISTING TRANSMISSION LINE AND THE TRUE POINT OF BEGINNING  
OF THIS CENTERLINE DESCRIPTION;  
THENCE SOUTH 55 DEGREES 26 MINUTES 45 SECONDS EAST A DISTANCE  
OF 28.53 FEET TO A POINT ON THE SOUTH LINE OF THE  
ABOVE-DESCRIBED PARCEL B AND THE TERMINUS OF THIS CENTERLINE  
DESCRIPTION.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF,  
DISCLOSED BY INSTRUMENT(S);  
RECORDED: FEBRUARY 26, 1935  
AUDITOR'S NO(S): 267764, RECORDS OF SKAGIT COUNTY,  
WASHINGTON  
IN FAVOR OF: DRAINAGE DISTRICT NO. 14 OF SKAGIT COUNTY  
WASHINGTON  
FOR: RIGHT OF WAY FOR DRAINAGE DITCH PURPOSES. TOGETHER WITH  
RIGHT OF INGRESS AND EGRESS  
AFFECTS: PORTION IN THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER AND OTHER PROPERTY

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF,  
DISCLOSED BY INSTRUMENT(S);  
RECORDED: SEPTEMBER 14, 1956  
AUDITOR'S NO(S): 541476, RECORDS OF SKAGIT COUNTY,

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EXHIBIT A  
(continued)

WASHINGTON  
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION  
FOR: CONSTRUCTING, MAINTAINING, ETC. PIPELINE OR PIPELINES  
AFFECTS: PORTION IN THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER AND OTHER PROPERTY

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF,  
DISCLOSED BY INSTRUMENT(S);  
RECORDED: NOVEMBER 26, 1956  
AUDITOR'S NO(S): 544543, RECORDS OF SKAGIT COUNTY,  
WASHINGTON

IN FAVOR OF: CASCADE NATURAL GAS CORPORATION  
FOR: CONSTRUCTING, MAINTAINING, ETC. PIPELINE OR PIPELINES  
AFFECTS: PORTION IN THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER AND OTHER PROPERTY

SAID INSTRUMENT WAS CORRECTED BY INSTRUMENT DATED AUGUST 3,  
1957, AND RECORDED SEPTEMBER 9, 1957, UNDER AUDITOR'S FILE  
NO. 555867, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, CREATED  
BY INSTRUMENT(S);  
RECORDED: JULY 5, 2002  
AUDITOR'S NO(S): 200207050100, RECORDS OF SKAGIT COUNTY,  
WASHINGTON

IN FAVOR OF: NORTHWEST PIPELINE CORPORATION  
FOR: PIPELINE AND RELATED RIGHTS  
AFFECTS: PORTION IN THE NORTHEAST QUARTER

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, CREATED  
BY INSTRUMENT(S);  
RECORDED: JULY 25, 2002  
AUDITOR'S NO(S): 200207250019, RECORDS OF SKAGIT COUNTY,  
WASHINGTON

IN FAVOR OF: JOHN A. LANGE AND GAYLE LANGE  
FOR: UTILITIES, DRAINAGE, SEWER LINES, ETC.

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EXHIBIT A  
(continued)

AFFECTS: THIS AND OTHER PROPERTY

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, CREATED  
BY INSTRUMENT(S);  
RECORDED: APRIL 7, 2003  
AUDITOR'S NO(S): 200304070119, RECORDS OF SKAGIT COUNTY,  
WASHINGTON  
IN FAVOR OF: PUGET SOUND ENERGY, INC.  
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER  
WITH NECESSARY APPURTENANCES

EASEMENT DELINEATED ON THE FACE OF SAID PLAT;  
FOR: UTILITIES  
AFFECTS: 10 FEET ADJOINING ROAD

EASEMENT CONTAINED IN DEDICATION OF SAID PLAT;  
FOR: ALL NECESSARY SLOPES FOR CULTS AND FILLS  
AFFECTS: ANY PORTIONS OF SAID PREMISES WHICH ABUT UPON  
STREETS, AVENUES, ALLEYS AND ROADS

EASEMENT DELINEATED ON THE FACE OF SAID PLAT;  
FOR: UTILITIES  
AFFECTS: THE SOUTHWESTERLY 10 FEET OF LOT 5;  
THE NORTHEASTERLY 10 FEET OF LOT 6  
THE SOUTHWESTERLY 11 FEET OF LOT 11;  
THE NORTHEASTERLY 9 FEET OF LOT 12

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

LOT 19 SAUK MOUNTAIN VIEW EST SOUTH DEVL'T PH 2-A'S  
200401290101

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO BEULAH M.

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EXHIBIT A  
(continued)

BAZINET, AN UNMARRIED PERSON FROM D.B. JOHNSON  
CONSTRUCTIONS, INC., A WASHINGTON CORPORATION BY DEED DATED  
OCTOBER 7, 2004 AND RECORDED OCTOBER 14, 2004 IN INSTRUMENT  
200410140065, PAGE IN THE LAND RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

Permanent Parcel Number: P121323  
BEULAH M. BAZINET, AN UNMARRIED PERSON

1424 VECCHIO COURT, SEDRO WOOLLEY WA 98284  
Loan Reference Number : 20073231200561/511821975  
First American Order No: 13580407  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE



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