



200804210146
Skagit County Auditor

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200803310099
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DEED OF TRUST

Trustor(s) MARK W. VANCE AND CYNTHIA ANN VANCE, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description LOTS 1-2, BLK 119, LINE OF ANACORTES.

Assessor's Property Tax Parcel or Account Number P55758

Reference Numbers of Documents Assigned or Released

Rerecording to add Full legal.



Prepared by:
Wells Fargo Bank, N.A.
CHAD M DONAT
DOCUMENT PREPARATION
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State of Washington
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Account number: 651-651-2407864-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MARCH 04, 2008 and the parties are as follows:
TRUSTOR ("Grantor"): **MARK W. VANCE AND CYNTHIA ANN VANCE, HUSBAND AND WIFE**
whose address is: **1401 15TH ST, ANACORTES, WASHINGTON 98221-2214**

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

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

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:
Assessor's Property Tax Parcel Account Number(s): **P55758**
LOTS 1-2, BLK 119, LINE OF ANACORTES.

with the address of 1401 15TH STREET, ANACORTES, WASHINGTON 98221 and parcel number of P55758 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.

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 **not later than seven (7) calendar days after MARCH 15, 2023.**

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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 2/6/1997 as Auditor's File Number 9702060051 in Book 1626 at Page 614 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.


6. **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.

N/A Third Party Rider

N/A Leasehold Rider

N/A 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).


Grantor MARK W VANCE 3/4/2008
Date


Grantor CYNTHIA ANN VANCE 3/4/2008
Date

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For An Individual Acting In His/Her Own Right:

State of Wash

County of Skagit

On this day personally appeared before me

MARK W VANCE AND CYNTHIA ANN VANCE
(here insert the name of grantor or

grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 4 day of MARCH, 2008.

Witness my hand and notarial seal on this the 4 day of MARCH, 2008.

Marsha L Sullivan
Signature

[NOTARIAL SEAL]

MARSHA L SULLIVAN
Print Name: _____
Notary Public



My commission expires: OCT 15 2011

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LEGAL

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

LOTS 1 AND 2, BLOCK 119, "CITY OF ANACORTES" ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 2 OF PLATS, PAGE 4.

ABBREVIATED LEGAL DESCRIPTION: LOTS 1-2, BLK 119, LINE OF ANACORTES.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.



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