



200305080131
Skagit County Auditor

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Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
P. O. BOX 19523
Irvine, CA 92623-9523
Code: WFD

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20030941220410 ACCOUNT #: 0654-654-7314159-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
04/11/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

KATHRYN E. BOEHOLT AND RANDY BOEHOLT, HUSBAND AND WIFE

whose address is:

4607 ANACO BEACH 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 31657
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:

THAT PORTION OF LOT 7, 'ANACO BEACH', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

with the address of 4607 ANACO BEACH ROAD ANACORTES, WA 98221
and parcel number of P61817 & P61815 & P61816 & P61817 rights, easements, appurtenances,
royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

Exhibit A

ACAPS: 20030941220410

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF LOT 7, "ANACO BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY LINE OF SAID LOT 7 AT A POINT THAT IS 85.5 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT, THE SAME BEING THE SOUTHWESTERLY POINT OF TRACT SOLD TO ELMER E. DENNIS ET UX UNDER REAL ESTATE CONTRACT DATED FEBRUARY 15, 1965 AND RECORDED MARCH 1, 1965, IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 662697;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 7 100 FEET; THENCE AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF LOT 7 SOUTHEASTERLY TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7 100 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED DENNIS TRACT; THENCE NORTHWESTERLY AT RIGHT ANGLES ALONG THE SOUTHWESTERLY LINE OF THE DENNIS TRACT TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY 20 FEET OF LOT 6 OF SAID PLAT ADJOINING THE ABOVE DESCRIBED TRACT AND LYING BETWEEN THE EXTENDED SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF.

PARCEL "B":

AN UNDIVIDED 1/8TH INTEREST IN THE FOLLOWING DESCRIBED PREMISES:

THE NORTHWESTERLY 20 FEET OF TRACT 8 IN "ANACO BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO THAT PORTION OF THE FOLLOWING DESCRIBED TIDELANDS WHICH ADJOIN LOT 7 AND THE NORTHWESTERLY 20 FEET OF LOT 8 OF SAID ANACO BEACH:

THAT PORTION OF TRACTS 2 AND 3, PLATS 3, ANACORTES TIDELANDS, LYING IN FRONT OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF SAID TRACT 3, WHICH POINT IS ALSO THE MOST WESTERLY POINT OF LOT 6 OF ANACO BEACH; THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTHWESTERLY SIDE OF SAID TRACT 2, ALSO THE INNER HARBOR LINE, WHICH IS NORTH 29 DEGREES 23 MINUTES 45 SECONDS WEST 140.56 FEET FROM THE INTERSECTION OF SAID INNER HARBOR LINE WITH THE EAST LINE OF SAID TRACT 2;

THENCE SOUTH 29 DEGREES 23 MINUTES 45 SECONDS EAST ALONG SAID INNER HARBOR LINE 95.08 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY SIDE OF SAID TRACT 3 WHICH IS NORTH 52 DEGREES 33 MINUTES WEST 40.02 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 8 OF SAID ANACO BEACH; THENCE NORTH 52 DEGREES 33 MINUTES WEST 140.07 FEET TO SAID POINT OF BEGINNING.



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ABBREVIATED LEGAL: PTN LOT 7 ANACO BEACH TGW TIDELANDS

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



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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 \$ 15,000.00 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 04/11/2028.
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

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).

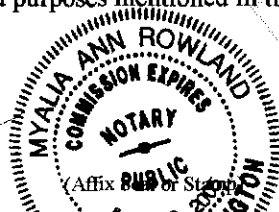
<u>Randy Boeholt</u> RANDY BOEHOLT	Grantor	<u>4-11-03</u> Date
<u>Kathryn E Boeholt</u> KATHRYN E BOEHOLT	Grantor	<u>4/11/03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.
I hereby certify that I know or have satisfactory evidence that Randy Boeholt Kathryn E Boeholt 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: April 11, 2003
(Signature) Myalia Ann Rowland
(Print name and include title) Notary
My Appointment expires: July 12, 2005



EQ249B (06/2002)



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:

Myalia Ann Rosland

Commission
Number:

—

Commission
Expires:

7-12-05

Date & Place of
Notary Execution:

4-11-03 Skagit County WA.

Date & Place of
This Execution:

4-16-03

Washington County, OR

Mag White
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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