

d



200006090010

Kathy Hill, Skagit County Auditor
6/9/2000 Page 1 of 4 8:50:41AM

When Recorded Mail to: Fidelity National LPS
AKA Nationwide Recording Service
17352 Daimler Street, Ste 200
Irvine, CA 92614
Code: WFD

State of Washington

Space Above This Line For Recording Data

6305824 2001
20001162200535

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is
05-23-2000 and the parties are as follows:

TRUSTOR ("Grantor"):

KATHI L. DAHL, AN UNMARRIED WOMAN

whose address is:

316 E HAZEL ST MOUNT VERNON, WA 98273

TRUSTEE: WELLS FARGO BANK (ARIZONA), N.A., 4832 East McDowell Rd., Phoenix, AZ 85008

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.

18700 NW Walker Rd., Bldg. 92
Beaverton, OR 97006

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:

PARCEL A:

LOT 'A' OF SHORT PLAT NO. MV-16-81, APPROVED SEPTEMBER 11, 1981, RECORDED SEPTEMBER 14, 1981 IN BOOK 5 OF SHORT PLATS, PAGE 127, UNDER AUDITOR'S FILE NO. 8109140035, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON.

MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT 'A'

with the address of 316 E HAZEL ST MOUNT VERNON, WA 98273 and parcel number of P28258, 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 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 06-15-2015

Exhibit A

Acaps: 20001162200535

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT "A" OF SHORT PLAT NO. MV-16-81, APPROVED SEPTEMBER 11, 1981, RECORDED SEPTEMBER 14, 1981 IN BOOK 5 OF SHORT PLATS, PAGE 127, UNDER AUDITOR'S FILE NO. 8109140035, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°22'58" EAST 2.66 FEET ON THE EXTENSION OF THE EAST LINE OF SAID LOT 1 TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED TO ALBERT LEROY CAMPBELL AND RUTH BARBARA CAMPBELL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 707620; THENCE NORTH 89°58'43" EAST 55.00 FEET ALONG SAID EXTENSION AND NORTH LINE (SOUTH LINE OF HAZEL STREET) TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'43" EAST 11.29 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID ALBERT LEROY CAMPBELL TRACT; THENCE SOUTH 0°18'07" WEST 153.00 FEET ALONG THE EAST LINE OF SAID ALBERT LEROY CAMPBELL TRACT TO THE SOUTHEAST CORNER TRACT; THENCE SOUTH 89°58'43" WEST 11.50 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 89°58'43" EAST 55.00 FEET FROM THE EAST LINE OF SAID WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON; THENCE NORTH 0°22'58" EAST 153.00 FEET PARALLEL WITH SAID EAST LINE OF WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON, LYING EASTERLY OF THE WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 300 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT C OF SHORT PLAT MV-16-81, RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 127 UNDER



200006090010

AUDITOR'S FILE NO. 8109140035; THENCE NORTH 0°18'07" EAST 182.36 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED TO ALBERT LEROY CAMPBELL AND RUTH BARBARA CAMPBELL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 707620; THENCE SOUTH 89°58'43" WEST 11.50 FEET, MORE OR LESS, PARALLEL WITH THE CENTER LINE OF HAZEL STREET AS SHOWN ON SAID SHORT PLAT MV-16-81 TO THE EAST LINE OF SAID WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON; THENCE SOUTH 0°22'58" WEST 182.33 FEET ALONG SAID EAST LINE TO A POINT THAT IS NORTH 89°51'17" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°51'17" EAST 11.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE PROPERTY QUIETED TO ALBERT LEROY CAMPBELL, ET UX, IN ORDER QUIETING TITLE FILED FEBRUARY 25, 1986 IN SKAGIT COUNTY CIVIL CAUSE NO. 85-2-00291-4:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN LYING EASTERLY OF THE WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED TO ALBERT LEROY CAMPBELL AND RUTH BARBARA CAMPBELL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 707620; THENCE SOUTH 89°58'43" WEST 11.50 FEET, MORE OR LESS, PARALLEL WITH THE CENTER LINE OF HAZEL STREET AS SHOWN ON SHORT PLAT MV-16-81 RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 127, UNDER AUDITOR'S FILE NO. 8109140035 TO THE EAST LINE OF SAID WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON; THENCE NORTH 0°22'58" EAST 153.00 FEET ALONG SAID EAST LINE AND EAST LINE EXTENDED TO A POINT THAT IS SOUTH 89°58'43" WEST FROM THE NORTHWEST CORNER OF SAID ALBERT LEROY CAMPBELL TRACT; THENCE NORTH 89°58'43" EAST 11.29 FEET, MORE OR LESS, TO SAID NORTHWEST CORNER; THENCE SOUTH 0°18'07" WEST 153.00 FEET ALONG THE WEST LINE OF SAID ALBERT LEROY CAMPBELL TRACT TO THE POINT OF BEGINNING.

PARCEL E:

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT AND STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ALBERT LEROY CAMPBELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. 707620, SAID POINT BEING NORTH 0°18'07" EAST A DISTANCE OF 22.36 FEET FROM THE NORTHWEST CORNER OF TRACT B, SHORT PLAT NO. MV-16-81; THENCE NORTH 89°58'43" EAST ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 43.50 FEET; THENCE NORTH 0°22'58" EAST A DISTANCE OF 9.98 FEET; THENCE NORTH 88°15'32" WEST A DISTANCE OF 43.50 FEET, MORE OR LESS, TO A POINT NORTH 0°18'07" EAST OF THE POINT OF BEGINNING; THENCE SOUTH 0°18'07" WEST TO THE TRUE POINT OF BEGINNING.



200006090010

Kathy Hill, Skagit County Auditor

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 06, 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.

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>Kathi L. Dahl</u>		<u>5-23-00</u>
KATHI L DAHL	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Snohomish } ss.

I hereby certify that I know or have satisfactory evidence that Kathi L. Dahl

_____ 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: 05-23-00

William C. Charboneau
(Signature)

William C. Charboneau / Notary
(Print name and include title)

My appointment expires: 10-29-2003

(Affix Seal or Stamp)



200006090010

Kathy Hill, Skagit County Auditor

6/9/2000 Page 4 of 4 8:50:41AM