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Kathy Hill, Skagit County Auditor
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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
05-17-2000 and the parties are as follows:

TRUSTOR ("Grantor"):

PAUL G. SAGER AND DIANN SAGER, HUSBAND AND WIFE

whose address is:

302 S GARDNER BURLINGTON, WA 98233

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:

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

THE NORTH ONE-FIFTH OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF TRACT 37, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.
MORE COMPLETELY DESCRIBED ON EXHIBIT A

with the address of 302 S GARDNER BURLINGTON, WA 98233
and parcel number of P62521, 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 \$ 30,000.00 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 05-18-2030

Exhibit A

Acaps: 20001222200149

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

THE NORTH ONE-FIFTH OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF TRACT 37, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THE NORTH 15 FEET OF THE WEST 195 FEET OF THE SOUTH FOUR-FIFTHS OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF TRACT 37, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THE SOUTH FOUR-FIFTHS OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF TRACT 37, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 15 FEET OF THE WEST 195 FEET THEREOF.

AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE WEST 183 FEET OF SAID TRACT 37.



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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 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>Paul G Sager</u>	Grantor	<u>5-24-00</u>
PAUL G SAGER		Date
<u>Diann Sager</u>	Grantor	<u>5/24/2K</u>
DIANN SAGER		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

Paul G and Diann Sager

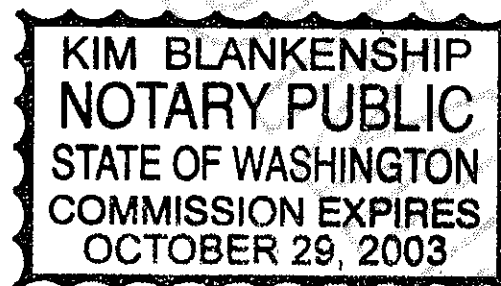
_____ is/are the
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-24-00

Kim Blankenship
(Signature)

Kim Blankenship
(Print name and include title)

My appointment expires: 10-29-03



(Affix Seal or Stamp)



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