



200102230024

, Skagit County Auditor

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**When Recorded Mail to:**

**Fidelity National LPS**

2520 N. Redhill Ave. Suite 120

Santa Ana, CA 92705

**Code: WFD**

State of Washington

Space Above This Line For Recording Data

**REFERENCE #** 20010182600112

**ACCOUNT #:** 0651-651-0703915-0001

**SHORT FORM DEED OF TRUST**

**(With Future Advance Clause)**

**1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
02/02/2001 and the parties are as follows:

**TRUSTOR ("Grantor"):** RONALD R. WEAVER, A MARRIED MAN, WHO ACQUIRED TITLE AS,  
RONALD R. WEAVER, A SINGLE MAN

whose address is:

21748 RATCHFORD RD SEDRO WOOLLEY, WA 982848049

**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.**

**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 ESTATE, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT:

THE NORTH 243 FEET OF THE WEST 298 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

with the address of 21748 RATCHFORD RD SEDRO WOOLLEY, WA 98284

and parcel number of P37268

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

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 \$38,000.00 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 02/15/2016
- 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.

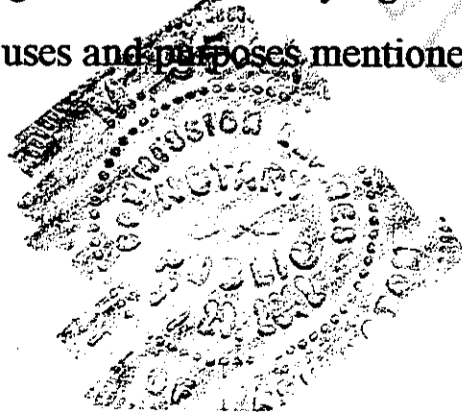
**SIGNATURES:** By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Ronald R. Weaver</u> RONALD R. WEAVER	Grantor	<u>2/1/01</u> Date
<u>TERRI N. WEAVER</u> TERRI N WEAVER, NON-VESTED SPOUSE	Grantor	<u>2/1/01</u> 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 RONALD R. WEAVER & TERRI N. WEAVER  
\_\_\_\_\_ 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: 2-1-01  
\_\_\_\_\_  
(Signature) M. Sparks  
\_\_\_\_\_  
(Print name and include title) M. SPARKS  
My Appointment expires: 9-29-01



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**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: M. Sparks

Commission Number: N/A

Commission Expires: 9/29/02

Date & Place of Notary Execution: 2/1/01 Skagit County, WA

Date & Place of This Execution: 2/6/01 Washington County, OR

Katie Owens  
Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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