

When recorded mail to:  
Fidelity National  
Loan Portfolio Solutions  
2520 N. Redhill Avenue, Ste 120  
Santa Ana, CA 92705 Code: WFD

200103120093  
Skagit County Auditor  
3/12/2001 Page 1 of 2 11:40:19AM

~~Return Address:  
WELLS FARGO BANK, N.A.  
P. O. Box 5140  
Portland, OR 97208-5140  
Lien Perfection~~

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20010462600070

ACCOUNT #: 0651-651-0759139-0001

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
02/26/2001 and the parties are as follows:

TRUSTOR ("Grantor"):

SANDRA LUND MCMANUS, A SINGLE PERSON

whose address is:

701 N 21ST ST MOUNT VERNON, WA 982733005

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 PROPERTY LOCATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
TRACT 60, PLAT OF MOUNT BAKER VIEW ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 67, RECORDS OF SKAGIT COUNTY, WASHINGTON.

with the address of 701 NORTH 21ST ST MOUNT VERNON, WA 98273

and parcel number of P53804

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 \$10,000.00 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 03/05/2006.
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).

Sandra Lund McManus  
SANDRA LUND MCMANUS

Grantor

2/26/2001  
Date

Grantor

Date

Grantor

Date

Grantor

Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Washington, COUNTY OF Sachemish } ss.

I hereby certify that I know or have satisfactory evidence that Sandra Lund McManus

is/are the

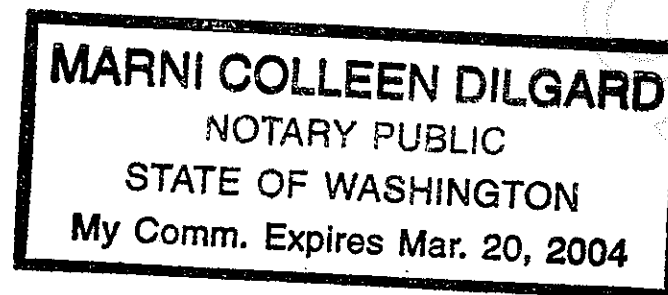
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/26/2001

Marni Colleen Dilgard  
(Signature)

Marni Colleen Dilgard - Notary  
(Print name and include title)

My Appointment expires: March 20, 2004



(Affix Seal or Stamp)



Skagit County Auditor

EQ249B (10/2000)