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200104230079

, Skagit County Auditor

4/23/2001 Page 1 of 2 11:40:06AM

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 # 20010822600051

ACCOUNT #: 0651-651-0862584-0001

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
04/04/2001 and the parties are as follows:

TRUSTOR ("Grantor"):

JAMES R. COOK AND TARA I. COOK, HUSBAND AND WIFE

whose address is:

29832 S SKAGIT HWY SEDRO WOOLLEY, WA 98284

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 5140

Portland, OR 97208-5140

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, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TOGETHER WITH ALL AFTER ACQUIRED TITLE OF THE GRANTOR(S) THEREIN: LOT 3 OF SHORT PLAT NO. 95-032, APPROVED DECEMBER 27, 1995, RECORDED JANUARY 3, 1996, IN BOOK 12 OF SHORT PLATS, PAGE 64, UNDER AUDITOR'S FILE NO. 9601030040, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 3, SP# 95-032 IN 25-35-5 EWM SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

with the address of 29832 S SKAGIT HWY SEDRO WOOLEY, WA 98284

and parcel number of P111794

together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$31,000.00 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 04/04/2031.
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.

<u>James R Cook</u> JAMES R COOK	Grantor	<u>4/6/01</u> Date
<u>Tara I Cook</u> TARA I COOK	Grantor	<u>4-6-01</u> Date
	Grantor	Date
	Grantor	Date

## A circular postmark from the State of Washington. The outer ring contains the text "STATE OF WASHINGTON" at the top and "NOTES" at the bottom. Inside this ring, the text "LYDIA RENOLDS COMMISSION STAFF" is arranged in a circular pattern. In the center, the date "SEP 28 1967" is printed. Below the date, the text "(Affix Seal or Stamp)" is visible. The postmark is surrounded by a series of vertical lines.



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**Skagit County Auditor**