



200108070099
Skagit County Auditor

8/7/2001 Page 1 of 4 1:47:56PM

Filed at Request of:

Linda M. Youngs
HANSON, BAKER, LUDLOW & DRUMHELLER, P.S.
10777 Main Street, Suite 300
Bellevue, Washington 98004

DOCUMENT TITLE	DEED OF TRUST
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	
GRANTOR	Diane Wes
GRANTEE	James P. O'Leary
LEGAL DESCRIPTION	Anderson-Hilde Plat LT 25 DR 90
ASSESSOR'S PARCEL NO.	434700-0-025-0005

**DEED OF TRUST
SHORT FORM**

THIS DEED OF TRUST is made this 25TH day of JULY, 2001, between Diane Wes, as GRANTOR, whose address is 4219 - 216th Street SW, Mountlake Terrace, Washington 98043, and First American Title, Seattle, Washington, as Trustee, and James P. O'Leary, as BENEFICIARY, whose address is 14508 - 37th Avenue NE, Seattle, Washington 98155.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described real property in Skagit County, Washington:

Lot 25, "ANDERSON-HILDE PLAT", as per plat recorded in Volume 11 of Plats, page 50, records of Skagit County, Washington

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and

authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of Twenty Thousand (\$20,000), with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof; and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

<u>County</u>	<u>Book or Vol.</u>	<u>Page No.</u>	<u>Auditor's File No.</u>
Adams	2 of Record. Instr.	513-16	122987
Asotin	Microfilmed Under	Auditor's No.	101896
Benton	241 of Official Rec.	695A-C	592931
Chelan	688 of Official Rec.	1682-1685	681844
Clallam	315 of Official Rec.	195-198	383176
Clark	Aud. Microfilm No.	702859-702862	G-519253
Columbia	49 of Deeds	198-201	F-3115
Cowlitz	747 of Official Rec.	234-237	675475
Douglas	125 of Mortgages	120-123	151893
Ferry	28 of Deeds	413-416	153150
Franklin	11 of Official Rec.	138-141	309636
Garfield	Microfilmed under	Auditor's No.	13044
Grant	44 of Rec. Doc.	373-376	538241
Grays Harbor	21 of General	31-34	207544
Island	181 of Official Rec.	710-713	211628
Jefferson	4 of Official Rec.	316-319	196853
King	5690 of Mtgs.	436-439	6382309
Kitsap	929 of Official Rec.	480-483	934770
Kittitas	111 of Mortgages	361-364	348693
Klickitat	101 of Mortgages	107-110	131095
Lewis	7 of Official Rec.	839-842	725562



WITNESS MY HAND and official seal the day and year in this certificate first above written.



Linda M. Youngs
Print Name: LINDA M. YOUNGS
Notary Public in and for the
State of Washington, residing at
Belleve
Expiration Date: July 8, 2004



UNOFFICIAL DOCUMENT