



200112210058

Skagit County Auditor

12/21/2001 Page 1 of 2 10:26AM

When Recorded Mail to:
Fidelity National-LPS
P.O. BOX 19523
Irvine, CA 92623-9523
WFIHE

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20013172200119 ACCOUNT #: 0654-654-1174347-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
11/27/2001 and the parties are as follows:

TRUSTOR ("Grantor"): BRAD S. TEMPLETON AND TAMMY M. TEMPLETON, HUSBAND AND
WIFE, WHO ACQUIRED TITLE AS, BRADLEY S. TEMPLETON AND TAMMY M. TEMPLETON

whose address is:

14050 MCTAGGART AVE BOW, WA, 98232

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 31557
BILLINGS, MT 59107

- 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:

LOT 7, EXCEPT THE WEST 12 FEET THEREOF, ALL OF LOT 8 AND THE WEST 6 FEET OF
LOT 9, BLOCK 5, 'EDISON HALLER'S ADDITIONS', AS PER PLAT RECORDED IN VOLUME
2 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ABBREVIATED LEGAL: PTN LOTS 7-9, BLK 5, EDISON HALLER'S ADD., RECORDS OF
SKAGIT COUNTY, WA

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

with the address of 14050 MCTAGGART AVE BOW, WA 98232

and parcel number of P72971

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 LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$25,000.00 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 12/15/2016

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).

Brad S. Templeton
BRAD S. TEMPLETON Grantor

11/27/01
Date

Tammy M. Templeton
TAMMY M. TEMPLETON Grantor

11-27-01
Date

Grantor

Date

Grantor

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 BRAD S. TEMPLETON
TAMMY M. TEMPLETON

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: 11-27-01

(Signature)

Ernie W. Olson
(Print name and include title)

My Appointment expires: 10/31/02

EQ249B (10/



200112210058

Skagit County Auditor

