



200201080029

Skagit County Auditor

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Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
P. O. BOX 19523
Irvine, CA 92623-9523
Code: WFD

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20013067100233

ACCOUNT #: 0654-654-1258524-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
12/18/2001 and the parties are as follows:

TRUSTOR ("Grantor"): STEVEN G. WELLS AND REGINA M. WELLS, HUSBAND AND WIFE

whose address is:

13220 BRIDGEVIEW WAY MOUNT VERNON, WA, 98273

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:

SHORT LEGAL:

LOT 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY, WASHINGTON.

MORE COMPLETELY DESCRIBED IN EXHIBIT A

with the address of 13220 BRIDGEVIEW WAY MT VERNON, WA 98273
and parcel number of P105630 together with all rights, easements, appurtenances,
royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

Exhibit A

ACAPS:

20013067100233

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, (ALSO BEING THE NORTHEAST CORNER OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-033, APPROVED AUGUST 20, 1993, AND RECORDED AUGUST 20, 1993, IN VOLUME 10 OF SHORT PLATS, PAGES 223, AND 224, UNDER AUDITOR'S FILE NO. 9308200096, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN);

THENCE NORTH 89 DEGREES 34 MINUTES 25 SECONDS WEST, 440.83 FEET ALONG THE NORTH LINE OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 93-033 (ALSO BEING THE SOUTH LINE OF LOTS 3, 4, AND 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I) TO THE NORTHWEST CORNER OF SAID LOT 2 SKAGIT COUNTY SHORT PLAT NO. 93-033;

THENCE NORTH 00 DEGREES 24 MINUTES 54 SECONDS EAST, 15.24 FEET ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 93-033, TO AN EXISTING EAST-WEST FENCE LINE AS THE SAME IS SHOWN ON THE FACE OF SAID FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I;

THENCE SOUTH 89 DEGREES 09 MINUTES 11 SECONDS EAST, 440.84 FEET, MORE OR LESS, ALONG SAID EAST-WEST FENCE OR FENCE LINE PROJECTED TO THE EAST LINE OF SAID LOT 5, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I;

THENCE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST, 12.00 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.



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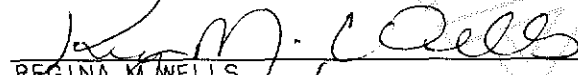
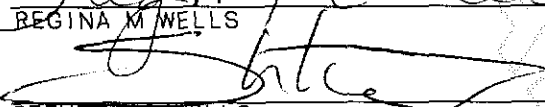
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existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$63,461.06 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 01/08/2032.
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).

 REGINA M. WELLS	Grantor	<u>12/18/01</u> Date
 STEVEN G. WELLS	Grantor	<u>12/18/01</u> 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

Regina M. Wells & Steven G. Wells 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: 12-18-01


(Signature)

M. Sparks
(Print name and include title)

My Appointment expires: 9-29-02

(Affix Seal or Stamp)

EQ249B (10/2000)



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Skagit County Auditor