



200208120055

Skagit County Auditor

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State of Washington

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REFERENCE # 20021762200382 ACCOUNT #: 0654-654-3397106-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
07/24/2002 and the parties are as follows:

TRUSTOR ("Grantor"): SCOTT G. JACKSON AND MELANIE MANKAMYER, HUSBAND AND WIFE

whose address is:

3152 POND LN 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:

SEE ATTACHED EXHIBIT A
P47992

with the address of 3152 POND LN BOW, WA 98232
and parcel number of P47992 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 \$80,000.00 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 07/20/2012
- 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.

RIDERS. If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

- Third Party Rider
- Leasehold Rider
- Other

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).

<u>Scott G Jackson</u> SCOTT G JACKSON	Grantor	<u>7/24/02</u> Date
<u>Melanie Mankamy</u> MELANIE MANKAMYER	Grantor	<u>7/24/02</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Whatcom } ss.
I hereby certify that I know or have satisfactory evidence that Scott G. Jackson & Melanie Mankamy

_____ 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: 7-24-02 2004 2002

Cheryl J. Pendarvis
(Signature)
Cheryl J. Pendarvis
(Print name and include title)

My Appointment expires: 9-28-04-2004

EQ249B (06/2002)

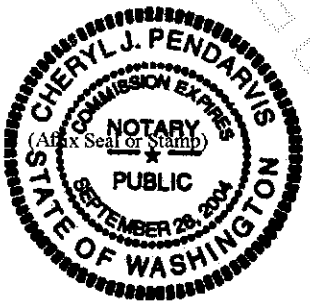


EXHIBIT A

TRACT 49, OF THE UNRECORDED SURVEY OF COLONY MOUNTAIN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., 1195.00 FEET WEST OF THE NORTHEAST 1/4 CORNER THEREOF; THENCE CONTINUE WEST ALONG SAID NORTH LINE, 247.19 FEET; THENCE SOUTH 19 DEGREES 26 MINUTES 00 SECONDS WEST, 662 FEET; THENCE NORTH 76 DEGREES 50 MINUTES 16 SECONDS EAST TO THE WEST LINE OF THAT PRIVATE ROAD DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 800130, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ROAD TO A POINT OF INTERSECTION WITH A LINE DRAWN SOUTH 31 DEGREES 38 MINUTES 06 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 31 DEGREES 38 MINUTES 06 SECONDS WEST, 422.28 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTHERLY LINE OF SAID NORTHEAST 1/4 WHICH BEARS SOUTH 88 DEGREES 20 MINUTES 54 SECONDS EAST.

ABBREVIATED LEGAL: N/A



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