



200301130251

Skagit County Auditor

1/13/2003 Page 1 of 2 11:12AM

Recording Requested by:
Wells Fargo Bank
When Recorded Return to: Fidelity National LPS
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State of Washington

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REFERENCE # 20023537400192 ACCOUNT #: 0654-654-5543541-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
12/23/2002 and the parties are as follows:

TRUSTOR ("Grantor"):

JEFFREY L. BROOKE AND JOANNE M. BROOKE, HUSBAND AND WIFE

whose address is:

15542 YOKEKO DR ANACORTES, WA, 98221

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:

LOTS 8 THROUGH 13, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 7, BLOCK 280, JULIUS S. POTTER'S PLAT OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED GRAND AVENUE WHICH UPON VACATION UNDER ORDINANCE #7592 REVERTED TO SAID PREMISES BY OPERATION OF LAW. ABBREVIATED LEGAL: N/A
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

with the address of 15542 YOKEKO DRIVE ANACORTES, WA 98221
and parcel number of P73403 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 \$15,000.00 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 12/23/2027
- 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>Jeffrey L Brooke</u> JEFFREY L BROOKE | Grantor | <u>12-30-02</u> Date |
| <u>Joanne M Brooke</u> JOANNE M BROOKE | Grantor | <u>12-30-02</u> Date |
| _____ | Grantor | _____ Date |

ACKNOWLEDGMENT:

(Individual)
 STATE OF Washington, COUNTY OF Skagit } ss.
 I hereby certify that I know or have satisfactory evidence that Jeffrey L Brooke - Joanne M Brooke
 _____ 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: 12-30-02
Myalia Ann Rowland
 (Signature)
Myalia Ann Rowland, Notary
 (Print name and include title)

My Appointment expires: July 12, 2005

EQ249B (06/2002)



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Skagit County Auditor

