



200302240185
Skagit County Auditor

2/24/2003 Page

1 of

2 11:04AM

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 # 20030227400411

ACCOUNT #: 0654-654-6042279-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
01/31/2003
and the parties are as follows:

TRUSTOR ("Grantor"):

RICHARD SIGMEN AND B. SUSAN SIGMEN, HUSBAND AND WIFE

whose address is:

2517 29TH ST 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:

THE EAST 1/2 OF LOT 13, AND ALL OF LOTS 14 AND 15, BLOCK 220, 'MAP OF THE CITY RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY,

WASHINGTON. ABBREVIATED LEGAL: THE EAST 1/2 OF LOT 13, AND ALL OF LOTS 14 AND 15, BLOCK 220, 'MAP OF THE ADDITIONAL LEGAL(S) ON PAGE: NONE

with the address of 2216 29TH ST ANACORTES, WA 98221

and parcel number of P115474

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 \$30,000.00 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 01/31/2043
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.

- ☒ **N/A** Third Party Rider
☒ **N/A** Leasehold Rider
☒ **N/A** 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>Richard J. Sigmen</u> RICHARD SIGMEN | Grantor | <u>1/31/03</u> Date |
| <u>B. Susan Sigmen</u> B. SUSAN SIGMEN | Grantor | <u>1/31/03</u> Date |
| _____ | Grantor | _____ Date |
| _____ | Grantor | _____ Date |
| _____ | Grantor | _____ Date |
| _____ | Grantor | _____ Date |

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF ISLAND } ss.

I hereby certify that I know or have satisfactory evidence that

RICHARD SIGMEN AND B. SUSAN SIGMEN

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: 1/31/03
Irene P. Abercrombie
(Signature)

IRENE P. ABERCROMBIE, HAC Assoc
(Print name and include title)

My Appointment expires: 4-5-2006

EQ249



200302240185
Skagit County Auditor

