



200305060082

Skagit County Auditor

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Return Address:
Wells Fargo Bank, N.A.
P.O. Box 31557
Billings, MT 59107
LIEN PERFECTION

State of Washington

FIRST AMERICAN TITLE CO.

Space Above This Line For Recording Data

77789

REFERENCE # 20030771114230

ACCOUNT #: 0117-117-0143596-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
04/23/2003 and the parties are as follows:

TRUSTOR ("Grantor"): JEFFREY J. MILLER AND JEAN S. MILLER, HUSBAND AND WIFE

whose address is:

5246 40TH AVENUE WEST SEATTLE, WA, 98199

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.
85 Cleveland Road
Pleasant Hill, CA 94523

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:

TRACTS 1 AND 2 OF 'LAKE CAVANAUGH PARK, SKAGIT COUNTY, WASHINGTON',
AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 63, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

with the address of 35135 LUCKY LANE MOUNT VERNON, WA 98274
and parcel number of 3940-000-002-0005 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 \$300,000.00 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 04/23/2033
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 7, 1997 as Auditor's File Number 9702070744 in Book N/A at Page N/A of the Official Records in the Office of the Auditor of KING 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 J Miller</u>	Grantor	<u>4/23/03</u>
JEFFREY J MILLER		Date
<u>Jean S Miller</u>	Grantor	<u>4/23/03</u>
JEAN S MILLER		Date
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____

ACKNOWLEDGMENT:

(Individual)

STATE OF WA, COUNTY OF KING } ss.

I hereby certify that I know or have satisfactory evidence that

Jeffrey J and Jean S Miller

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: 4/23/03

Michelle Walker Rudd

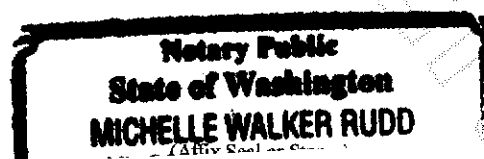
(Signature)

Michelle Rudd, Notary

(Print name and include title)

My Appointment expires: 11-1-2006

EQ249B (06/2002)



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