



200305200096
Skagit County Auditor

5/20/2003 Page 1 of 4 10:43AM

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 # 20031157200210 ACCOUNT #: 0654-654-7796129-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
05/06/2003 and the parties are as follows:

TRUSTOR ("Grantor"): LARRY HOFLAND AND PATRICIA HOFLAND, HUSBAND AND WIFE

whose address is:

2111 32ND 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 FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THE NORTH 80 FEET, AS MEASURED ALONG THE EAST LINE, OF THE WEST 78.5 FEET OF THE EAST 234.6 FEET OF THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

FOR ADDITIONAL DESCRIPTION SEE ATTACHED EXHIBIT 'A'

with the address of 2111 32ND ST ANACORTES, WA 98221
and parcel number of P32207 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"

Loan #: 20031157200210

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

THE NORTH 80 FEET, AS MEASURED ALONG THE EAST LINE, OF THE WEST 78.5 FEET
OF THE EAST 234.5 FEET OF THAT PORTION OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, 60 FEET EAST OF THE
SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID
SECTION 25;

THENCE EAST ALONG SAID QUARTER SECTION LINE 313 FEET;

THENCE NORTH TO THE SOUTH LINE OF 32ND STREET AS CONVEYED TO THE CITY OF
ANACORTES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 79794, RECORDS OF
SKAGIT COUNTY, WASHINGTON;

THENCE WEST ALONG THE SOUTH LINE OF 32ND STREET AND THE ANGLE THEREOF TO
A POINT DUE NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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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 \$32,500.00 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 05/06/2043
- 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.

- Third Party Rider
- Leaschold 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>Larry J. Hofland</u> LARRY HOFLAND	Grantor	<u>5/06/03</u> Date
<u>Patricia Hofland</u> PATRICIA HOFLAND	Grantor	<u>5/06/03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

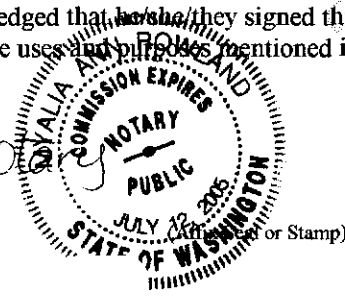
ACKNOWLEDGMENT:

(Individual)
 STATE OF Washington, COUNTY OF Skagit } ss.
 I hereby certify that I know or have satisfactory evidence that
Larry Hofland Patricia Hofland
 _____ 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: 5-6-03
Michele Ann Rowland
 (Signature)
Michele Ann Rowland, Notary
 (Print name and include title)

My Appointment expires: July 12, 2005



EQ249B (06/2002)



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ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of Notary: Myauid Ann Rowland

Commission Number: N/A

Commission Expires: 11/12/05

Date & Place of Notary Execution: 5/6/03, Skagit WA

Date & Place of This Execution: 5/10/03 **Washington County, OR**

Kacy Long
Signature
KACY LONG
WELLS FARGO BANK, N.A.

Revised 7-17-00


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