



200306130099  
Skagit County Auditor

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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 # 20031127000248 ACCOUNT #: 0654-654-8121567-0001

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
05/22/2003 and the parties are as follows:

TRUSTOR ("Grantor"): KENNETH D. SMITH AND RUTH D. SMITH, HUSBAND AND WIFE

whose address is:

6441 DENNIS LN SEDRO WOOLLEY, WA, 98284

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 ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON TRACT 1 OF SKAGIT COUNTY SHORT PLAT 73-78, APPROVED NOVEMBER 27, 1978, RECORDED NOVEMBER 28, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 44, UNDER AUDITOR S FILE NO. 892039, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST. ABBREVIATED LEGAL N/A

with the address of 6441 DENNIS LN SEDRO WOOLLEY, WA 98284  
and parcel number of P35516 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 \$100,000.00 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 06/10/2018
- 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>Kenneth D. Smith</u> KENNETH D SMITH	Grantor	<u>5-24-03</u> Date
<u>Ruth D. Smith</u> RUTH D SMITH	Grantor	<u>5/24/03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Washington, COUNTY OF King, ss

I hereby certify that I know or have satisfactory evidence that Kenneth D Smith & Ruth D Smith

\_\_\_\_\_ 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: 5/24/03  
Bryan D Wiseman  
(Signature)

Bryan D Wiseman Notary Public  
(Print name and include title)

My Appointment expires: March 30, 2005

<b>BRYAN D. WISEMAN</b>
NOTARY PUBLIC
STATE OF WASHINGTON
(Affix Seal or Stamp)
My Comm. Expires March 30, 2005

EQ249B (06/2002)

  
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