



200312080060

Skagit County Auditor

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3 10:35AM

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 # 20032747200796

ACCOUNT #: 0651-651-2159570-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 11/10/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

LAURIE M. GERE, A SINGLE PERSON

whose address is: 2019 41ST 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

SEE EXHIBIT A

SWSW 25-35-1

with the address of 2019 41ST ST ANACORTES, WA 982214412

and parcel number of P32125

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.

Exhibit
(Legal Description)

Reference #: 20032747200796

Acct #: 0651-651-2159570-1998

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION THENCE WEST 77 4/7 ROD TO THE TRUE POINT OF BEGINNING THENCE WEST 180.64 FEET THENCE SOUTH 290 FEET THENCE EAST 180.64 FEET THENCE NORTH 290 FEET TO THE POINT OF BEGINNING TOGETHER WITH AN UNDIVIDED ONE-QUARTER (1/4) INTEREST IN A TRACT OF LAND 33 FEET IN WIDTH, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS A LINE RUNNING SOUTH THROUGH THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION THENCE SOUTH 89 DEGREES 09 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 77 4/7 RODS TO THE INITIAL POINT OF THIS LINE THENCE SOUTH 0 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 70 RODS, MORE OR LESS, ALONG THE EASTERLY LINE OF THOSE CERTAIN TRACTS CONVEYED BY DEEDS RECORDED SEPTEMBER 16, 1961, UNDER AUDITOR S FILE NO. 612369, AUGUST 17 1959, UNDER AUDITOR S FILE NO. 584420, JUNE 13, 1977, UNDER AUDITOR S FILE NO. 780791, TO JACK B. TOBIEN, ET UX, MICHAEL E. KRONHOLM, ET UX, ALBERT A. HODGSON, ET UX, AND DONALD F. ESCHER, ET UX, RESPECTIVELY, TO AN EXISTING IRON PIPE AS SHOWN ON THE PLAT PREPARED BY HAROLD RADER FOR FRANK FOSTER DATED NOVEMBER 1, 1958. SITUATED IN SKAGIT COUNTY, WASHINGTON.



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3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$50,000.00 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 11/10/2043
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
☒ 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>Laurie M Gere</u>	Grantor	<u>11/13/03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date



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ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Laurie M Gere 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: 11-13-03
Myalia Ann Rowland
(Signature)
Myalia Ann Rowland
(Print Name and include title)
My Appointment expires: July 12, 2005

