



200403010084

Skagit County Auditor

3/1/2004 Page 1 of 3 9:27AM

Return Address:
Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107
DOCUMENT MANAGEMENT

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20040247400033 ACCOUNT #: 0654-654-3154009-0001

SHORT FORM DEED OF TRUST

11811

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/05/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
KURT N. DIEMERT AND ZEATRA C. DIEMERT, HUSBAND AND WIFE

whose address is: 15207 DORIS 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:
SEE ATTACHED EXHIBIT A

ABBREVIATED LEGAL: LOTS 3, 4, 5, 22, 23, 24, 25, AND 26, BLOCK 220, 'MAP OF FIDALGO CITY'

with the address of 15207 DORIS STREET ANACORTES, WA 98221
and parcel number of 4101-220-026-0004 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

EQ249A (06/2002)

WASHINGTON - DEED OF TRUST

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 \$20,000.00 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 02/02/2011
- 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 N/A

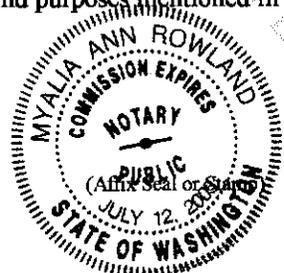
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Kurt N. Diemert</u>	Grantor	<u>2-6-04</u>
KURT N DIEMERT		Date
<u>Zeatra C. Diemert</u>	Grantor	<u>2-6-04</u>
ZEATRA C DIEMERT		Date
_____	Grantor	_____

ACKNOWLEDGMENT:

(Individual)
 STATE OF Washington, COUNTY OF Skagit } ss.
 I hereby certify that I know or have satisfactory evidence that Kurt N. Diemert / Zeatra C. Diemert 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: 2-6-04
Myalia Ann Rowland
 (Signature)
Myalia Ann Rowland
 (Print name and include title)
 My Appointment expires: 7-12-05



EQ249B (0/2002)



Exhibit A

Reference #: 20040247400033

Acct #: 0654-654-3154009-0001

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

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 22, 23, 24, 25, AND 26, BLOCK 220, 'MAP OF FIDALGO CITY', ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED SOUTH 25 FEET OF FIRST AVENUE, THE VACATED EAST 25 FEET OF POTTER AVENUE, THE VACATED ALLEY IN BLOCK 220, AND THE VACATED WEST 1/2 OF HOWARD AVENUE, ALL OF WHICH ATTACHED THERETO BY OPERATION OF LAW.

TITLE TO SAID PREMISES IS VESTED IN KURT N. DIEMERT AND ZEATRA C. DIEMERT, HUSBAND AND WIFE BY DEED FROM ZEATRA DIEMERT DATED 1/29/2002 AND RECORDED 1/29/2002.

ABBREVIATED LEGAL: LOTS 3, 4, 5, 22, 23, 24, 25, AND 26, BLOCK 220, 'MAP OF FIDALGO CITY'



200403010084
Skagit County Auditor

3/1/2004 Page

3 of

3 9:27AM