



200406110109

Skagit County Auditor

6/11/2004 Page 1 of 2 1:27PM

AFTER RECORDING MAIL TO:

Name WILLIAM R. McCANN
Address P.O. Box 405
City/State Sedro Woolley, WA 98284

**SHORT FORM
DEED OF TRUST**

THIS DEED OF TRUST is made this _____ day of _____,
BETWEEN RYAN OSTROM and
SHELLA OSTROM

_____, as Grantor,
whose address is 717 BRICKYARD BLVD.
Sedro Woolley, WA 98284;

and **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation, as Trustee, whose address is
1301-B Riverside Drive, Mount Vernon, WA 98273;
and DOYLE GUFFIE and MARY GUFFIE, as Beneficiary,
whose address is 7675 Alpine Lane, Sedro Woolley, WA 98284.

Grantor hereby irrevocably grants, bargains and conveys to Trustee in trust, with power of sale, the following described property in SKAGIT County, Washington.
Tracts "A", "C" and "D" Sedro Woolley Short Plat No. 0283, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6 "Plate No. 2, Sedro Home Acreage, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): P77152, P77154 and P77155

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the rights, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of Five Hundred Seventy Thousand and 00/100
DOLLARS (\$ 570,000.00)

with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

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**First American Title
Insurance Company**

FIRST AMERICAN TITLE CO.

8/1482

(this space for title company use only)

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S FILE NO.
Adams	2 of Record. Instr.	513-16	1229877	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed Under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	From 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No. 702859-702862		G-519253	Pend Oreille	27 of Migs.	8-11	126854
Columbia	49 of Deeds	198-201	F-3115	Pierce	1254 of Migs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Migs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Migs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Migs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	310-319	196853	Walla Walla	308 of Migs.	711-714	495721
King	5690 of Migs.	436-439	6382309	Whitman	82 of Official Rec.	855-858	1047522
Kittitas	929 of Official Rec.	480-483	934770	Yakima	1 of Misc.	291-294	382282
Klickitat	111 of Mortgages	361-364	348693		712 of Official Rec.	147-150	2170555
	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS my hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

X [Signature]
 X Shirley Costum

STATE OF WASHINGTON
 COUNTY OF Skagit
 On this 5th day of July, 192004,
[Signature]
 to me known to be the undersigned, in and who
 executed the within and foregoing instrument, and acknowledged that [Signature] as Grantor
 free and voluntary act and deed, for the uses and purposes
 therein mentioned.
 GIVEN under my hand and official seal this 5th
 day of July, 2004.
William R. McGann
 Notary Public in and for the State of Washington, residing at
500 N. Wall St.

STATE OF WASHINGTON
 COUNTY OF _____ } ss.
 On this _____ day of _____, 19____,
 before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
 missioned and sworn, personally appeared _____
 and _____
 to me known to be the _____ President and _____ Secretary,
 respectively of
 the corporation that executed the foregoing instrument, and acknowledged the said instru-
 ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
 therein mentioned, and on oath stated that
 authorized to execute the said instrument and that the seal affixed is the corporate seal of
 said corporation.
 Witness my hand and official seal hereto affixed the day and year first above written.

 Notary Public in and for the State of Washington, residing at _____

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this deed of trust.

TO: TRUSTEE.

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____ 19____

Mail reconveyance to _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

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