



200408100047

Skagit County Auditor

8/10/2004 Page 1 of 3 9:06AM

Recording Requested by:
Wells Fargo Bank
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State of Washington

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REFERENCE # 20041477200439 ACCOUNT #: 0651-651-6668895-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/03/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
VALERIE J. LACHANCE, A SINGLE PERSON, AND KEVIN F. LACHANCE,
A SINGLE PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON

whose address is: 302 MARCELLA 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:

LOT 3, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON. MORE THOROUGHLY DESCRIBED IN ATTACHED EXHIBIT.

with the address of 302 MARCELLA LN SEDRO WOOLLEY, WA 98284
and parcel number of P110905 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

Exhibit A

Reference #: 20041477200439

Acct #: 0651-651-6668895-1998

LOT 3, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON. TRS 35-04-24 . BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT THE GRANTORS, THEIR HEIRS, SUCCESSORS OR ASSIGNS HEREBY CONVEY AND AGREE NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED, STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTORS SHALL CONDUCT THEIR ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT, OR ENDANGERR THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY OTHER WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT S USE OF THE EASEMENT. E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: CITY OF SEDRO-WOOLLEY RECORDED: OCTOBER 14, 1994 AUDITOR S NO.: 9410140044 PURPOSE: ALL NECESSARY SLOPES FOR CUTS AND FILLS AREA AFFECTED: PORTION OF SAID PREMISES ABUTTING REED STREET F. CERTIFICATE OF SEDRO WOOLLE ORDINANCE NO. 2240-99, ESTABLISHED UTILITY CONNECTION FEES: RECORDED: OCTOBER 20, 1995 AUDITOR S NO.: 9510200008



200408100047

Skagit County Auditor

8/10/2004 Page 2 of 3 9:06AM

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 \$15,000.00 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 06/03/2029



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.

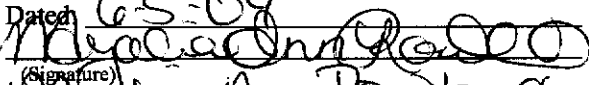
- Third Party Rider
- Leasehold Rider
- Other N/A

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>6/5/04</u>
KEVIN F. LACHANCE	Grantor	Date
		<u>6/5/04</u>
VALERIE J. LACHANCE	Grantor	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 Kevin F Lachance Valerie J Lachance 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 6-5-04

(Signature)
Myra Ann Rowland
(Print name and include title)

My Appointment expires: July 12 2005

EQ249B (0/2002)

