



200408300077

Skagit County Auditor

8/30/2004 Page

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2 9:55AM

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 # 20041957400505 ACCOUNT #: 0654-654-0177063-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 08/09/2004 and the parties are as follows:

TRUSTOR ("Grantor"):

STEVEN C. KOEFFLER AND CHERYL E. KOEFFLER, HUSBAND AND WIFE

whose address is: 2109 MEADOWS LN 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:

LOT 6, PLAT OF THE MEADOWS DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 17, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY,
WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN STEVEN C. KOEFFLER AND
CHERYL E. KOEFFLER, HUSBAND AND WIFE BY DEED FROM IRVING CONSTRUCTION
CORPORATION, A WASHINGTON CORPORATION DATED 8/23/1999 AND RECORDED
8/25/1999 AS INSTRUMENT NO. 199908250259

with the address of 2109 MEADOWS LN ANACORTES, WA 98221

and parcel number of 4725-000-006-0000

together with all rights,

easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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WASHINGTON - DEED OF TRUST

and water ~~rock~~ 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 \$41,000.00 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 08/09/2044
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>Steven C. Koeffler</u>	Grantor	<u>8-9-04</u>
STEVEN C KOEFFLER		Date
<u>Cheryl E Koeffler</u>	Grantor	<u>8-9-04</u>
CHERYL E KOEFFLER		Date
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____
_____	Grantor	_____

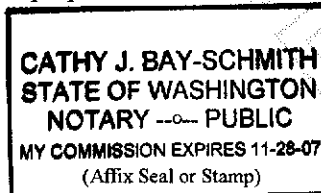
ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.
I hereby certify that I know or have satisfactory evidence that Steven C Koeffler
and Cheryl E Koeffler 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: 11-28-07 8-9-2004

Cathy J Bay-Schmith
(Signature)
Cathy J Bay-Schmith
(Print name and include title)

My Appointment expires: 11-28-07



EQ249B (0/2)



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Skagit County Auditor