



200410120041
Skagit County Auditor

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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 # 20041637200281 ACCOUNT #: 0651-651-6861539-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 09/02/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
JEFFREY P. FOLEY, A SINGLE INDIVIDUAL, AND TAREE R. GEORGE, A SINGLE INDIVIDUAL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON OR AS COMMUNITY PROPERTY

whose address is: 2378 OLD 99 NORTH RD HWY BURLINGTON, WA, 98233

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:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE STATE HIGHWAY, AS CONVEYED BY DEED RECORDED NOVEMBER 12, 1932, UNDER AUDITOR'S FILE NO. 253560, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTHERLY OF A LINE WHICH BEGINS AT A POINT ON THE WEST LINE OF SAID SUBDIVISION AT A POINT 340 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST TO THE WESTERLY LINE OF THE STATE HIGHWAY; ALSO THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE SPECIFICALLY DESCRIBED IN EXHIBIT A

with the address of 2378 OLD 99 NORTH RD HWY BURLINGTON, WA 98233 and parcel number of P49286

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 #: 20041637200281

Acct #: 0651-651-6861539-1998

UNRECORDED

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE STATE HIGHWAY, AS CONVEYED BY DEED RECORDED NOVEMBER 12, 1932, UNDER AUDITOR'S FILE NO. 253560, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTHERLY OF A LINE WHICH BEGINS AT A POINT ON THE WEST LINE OF SAID SUBDIVISION AT A POINT 340 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST TO THE WESTERLY LINE OF THE STATE HIGHWAY; ALSO THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 310 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE EASTERLY LINE OF THE COUNTY ROAD AS ESTABLISHED AND EXISTING JUNE 9, 1902; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WITHIN THE SOUTH 48/100THS ACRE OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, LYING EASTERLY OF THE COUNTY ROAD. SITUATED IN SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: N/A

DOCUMENT



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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 \$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 09/02/2044
- 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>Jeffrey P. Foley</u> JEFFREY P. FOLEY	Grantor	<u>9/18/04</u> Date
<u>Taree R. George</u> TAREE R. GEORGE	Grantor	<u>9/18/04</u> Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

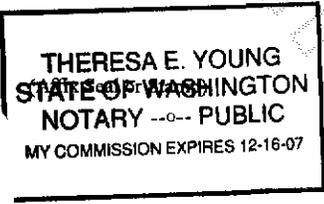
(Individual)
 STATE OF Washington, COUNTY OF Skagit } ss.
 I hereby certify that I know or have satisfactory evidence that Jeffrey P Foley
and Taree R George is/are the
 person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9-18-04

Theresa E Young
(Signature)

Theresa E Young
(Print name and include title)

My Appointment expires: 12-16-07



EQ249B (0/2002)



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