



200410180062

Skagit County Auditor

10/18/2004 Page

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2 9:36AM

Fidelity Natl Loan

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 # 20042627400853 ACCOUNT #: 0651-651-7184840-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 09/22/2004 and the parties are as follows:

TRUSTOR ("Grantor"):

RAYMOND MATCHEN AND SHERRY AUBRE ADAMS, HUSBAND AND WIFE

whose address is: 6390 S SHORE RD 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:

THAT PORTION OF LOT 2, SHORT PLAT NO. 40-87, APPROVED DECEMBER 11, 1987, RECORDED DECEMBER 17, 1987 IN VOLUME 8 OF SHORT PLATS, PAGE 5, UNDER AUDITOR S FILE NO. 8712170003, AND BEING A PORTION OF THE NORTHEAST 1/2 OF THE NORTHEAST 1/2 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 38 DEG 54 MIN 26 SEC WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 165.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEG 54 MIN 26 SEC WEST, ALONG SAID NORTH LINE, A DISTANCE OF 167.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEG 34 MIN 47 SEC WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 501.78; THENCE NORTH 19 DEG 03 MIN 12 MIN EAST A DISTANCE OF 527.46 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOT 2 SHORT PLAT NO. 40-87

with the address of 6390 S SHORE RD ANACORTES, WA 98221

and parcel number of 350207-1-001-0106

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 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 \$100,000.00 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 09/22/2044
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).

Sherry Aubre Adams
SHERRY-AUBRE ADAMS

Grantor

09-23-04
Date

Raymond Maichen
RAYMOND MACHEN

Grantor

09-23-04
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Skagit

I hereby certify that I know or have satisfactory evidence that Sherry Aubre Adams and Raymond Maichen 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: 9-24-04
Theresa E Young
(Signature)

(Print name and include title)

My Appointment expires: 12-16-07

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Skagit County Auditor

