



200412100030  
Skagit County Auditor

12/10/2004 Page 1 of 3 9:26AM

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 # 20042937000730 ACCOUNT #: 0851-851-7428812-1998

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 11/19/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
MICHAEL L. MORGAN AND DAWN D. MORGAN, HUSBAND AND WIFE

whose address is: 17447 PETERSON RD 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:  
THE EAST 10 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT 'A'.

with the address of 17447 PETERSON RD BURLINGTON, WA 982333546  
and parcel number of P35423 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

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 \$49,300.00 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 11/19/2044

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>Michael L Morgan</u>	Grantor	<u>11/23/04</u>
MICHAEL L MORGAN	Grantor	Date
<u>Dawn D Morgan</u>	Grantor	<u>11-23-04</u>
DAWN D MORGAN, <del>NON VESTED COUSE</del>	Grantor	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 Michael L Morgan and Dawn D Morgan 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: Nov 23, 2004

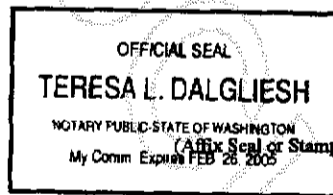
Teresa L Dalgliesh

(Signature)

Teresa L Dalgliesh

(Print name and include title)

My Appointment expires: Feb. 26, 2005



EQ249B (0/2002)



200412100030

Skagit County Auditor

**Exhibit A**

Reference #: 20042937000730  
Acct #: 0651-651-7428812-1998

THE EAST 10 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THE AS BUILT AND EXISTING ROAD RUNNING ALONG THE SOUTH LINE THEREOF COMMONLY KNOWN AS PETERSON ROAD, SAID ROAD BEING CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938 UNDER AUDITOR'S FILE NO. 305470, IN VOLUME 176 OF DEEDS, PAGE 303, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EXCEPT MINERAL RIGHTS AS RESERVED BY THE STATE OF WASHINGTON BY DEED RECORDED JUNE 4, 1910, IN VOLUME 80 OF DEEDS, PAGE 401, UNDER AUDITOR'S FILE NO. 79718, RECORD OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE COUNTY ROAD ANT THE EAST LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD, 210 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF SAID SUBDIVISION, 622.3 FEET; THENCE EAST PARALLEL TO THE CENTERLINE OF SAID COUNTY ROAD, 210 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN MICHAEL L. MORGAN AND DAWN D. MORGAN, HUSBAND AND WIFE BY DEED FROM MARY THRAMER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM J. THRAMER, DECEASED DATED JULY 14, 2004 AND RECORDED 9/22/2004 AS INSTRUMENT NO. 200409220004

EQEXA1 (12/2003)



200412100030  
Skagit County Auditor

12/10/2004 Page 3 of 3 9:26AM