



200412220040

Skagit County Auditor

12/22/2004 Page 1 of 4 9:13AM

Recording Requested by:
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State of Washington

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REFERENCE # 20043107000629 ACCOUNT #: 0651-651-7461542-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 12/08/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
GEORGE TEREK AND MARGARITA TEREK, HUSBAND AND WIFE

whose address is: 6764 SALMON BEACH 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:
PARCEL A: THAT EAST HALF OF LOT 4, AND ALL OF LOT 5, EXCEPT THE NORTHEASTERLY 8 FEET THEREOF, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING SOUTHEASTERLY OF THE MEANDER LINE. PARCEL B: THAT PORTION OF THE WEST HALF OF LOT 4, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS SEE EXHIBIT A ATTACHED HERETO

with the address of 15021 GIBRALTER RD ANACORTES, WA 98221
and parcel number of 3983-003-005-0004 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,
EQ249A (12/2004) WASHINGTON - DEED OF TRUST

Exhibit A

Reference #: 20043107000629

Acct #: 0651-651-7461542-1998

PARCEL A: THAT EAST HALF OF LOT 4, AND ALL OF LOT 5, EXCEPT THE NORTHEASTERLY 8 FEET THEREOF, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING SOUTHEASTERLY OF THE MEANDER LINE. PARCEL B: THAT PORTION OF THE WEST HALF OF LOT 4, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3; THENCE NORTH 62 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 3, FOR 75.68 FEET TO THE NORTHEAST CORNER OF WEST HALF OF SAID LOT 4; THENCE SOUTH 30 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF LOT 4, FOR 122.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES 20 MINUTES 00 SECONDS EAST 16.90 FEET; THENCE SOUTH 58 DEGREES 36 MINUTES 14 SECONDS WEST 2.95 FEET; THENCE NORTH 31 DEGREES 55 MINUTES 12 SECONDS WEST 16.99 FEET; THENCE NORTH 60 DEGREES 07 MINUTES 46 SECONDS EAST 3.42 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN GEORGE TEREK AND MARGARITA TEREK, HUSBAND AND WIFE BY DEED FROM CHARLES FRANCIS WENKER DATED 11/14/1996 AND RECORDED 11/15/1996 AS INSTRUMENT NO. 9611150102MB00K 1603 PAGE 0609.



200412220040
Skagit County Auditor

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 \$250,000.00 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 12/08/2044.
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).

George Terek
GEORGE TEREK Grantor

12/9/04
Date

Margarita Terek
MARGARITA TEREK Grantor

12-9-04
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 George Terek and Margarita Terek 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: 12/9/04

Theresa E Young
(Signature)

Theresa E Young
(Print name and include title)

My Appointment expires: 12-16-07

