



200501200031

Skagit County Auditor

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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 # 20043497400527 ACCOUNT #: 0651-651-7562527-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 12/23/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
CANDACE I. JOHNS, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS
CANDACE SCATCHARD, AS HER SEPARATE PROPERTY

whose address is: 14773 AVON ALLEN RD MOUNT VERNON, WA, 98273

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 NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE AVON ALLEN ROAD; THENCE SOUTH ALONG THE EAST LINE OF THE AVON-ALLEN ROAD A DISTANCE OF 151.50 FEET; THENCE EAST ALONG THE SOUTHERLY LINE OF AN EXISTING EAST AND WEST RAIL FENCE A DISTANCE OF 235.00 FEET TO A POINT THAT IS 145.80 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE CONTINUE IN AN EASTERLY DIRECTION A DISTANCE OF 823.00 FEET, MORE OR LESS, TO A POINT 2.00 FEET WEST OF AN

SEE ATTACHED EXHIBIT A

with the address of 14773 AVON ALLEN RD MOUNT VERNON, WA 982738766

and parcel number of P21822

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 #: 20043497400527

Acct #: 0651-651-7562527-1998

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE AVON ALLEN ROAD; THENCE SOUTH ALONG THE EAST LINE OF THE AVON-ALLEN ROAD A DISTANCE OF 151.50 FEET; THENCE EAST ALONG THE SOUTHERLY LINE OF AN EXISTING EAST AND WEST RAIL FENCE A DISTANCE OF 235.00 FEET TO A POINT THAT IS 145.80 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE CONTINUE IN AN EASTERLY DIRECTION A DISTANCE OF 823.00 FEET, MORE OR LESS, TO A POINT 2.00 FEET WEST OF AN EXISTING NORTH AND SOUTH FENCE AND 165.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG A LINE WHICH IS 2.00 FEET WEST OF AND PARALLEL WITH SAID EXISTING NORTH AND SOUTH FENCE A DISTANCE OF 165.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1,058.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TITLE TO SAID PREMISES IS VESTED IN CANDACE SCATCHARD, AS HER SEPARATE PROPERTY BY DEED FROM RICHARD PEARSON SCATCHARD AND CANDACE SCATCHARD, THE MARITAL COMMUNITY DATED 2/6/2004 AND RECORDED 3/1/2004 IN DEED AS INSTRUMENT NO. 20043010189.



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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 \$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 12/23/2044

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

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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>Candace J. Johns</u> CANDACE J. JOHNS	Grantor	<u>12-23-04</u> 12-23-04 Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WA, COUNTY OF Skagit } ss.

I hereby certify that I know or have satisfactory evidence that Candace J. Johns 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: 12-23-04

April A. Jones
(Signature)

(Print name and include title)

My Appointment expires: May 7, 2007

Official Seal
April A. Jones
Notary Public - State of Washington
My Commission Expires May 7, 2007



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Skagit County Auditor

EQ249C (12/2004)

ALL-PURPOSE ACKNOWLEDGEMENT

State of Washington, King County} ss:

On 12-23-2004 before me, Ben A. Harvill

Personally appeared Candace I. Johns

☐ Personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

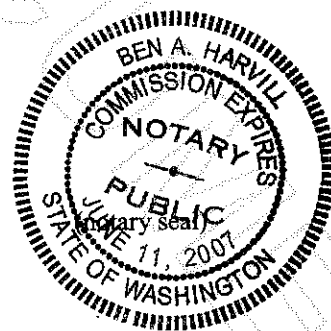
WITNESS my hand and official seal.

Signature: [Signature]

Ben A. Harvill

Name (typed or printed)

My Commission Expires: June 11, 2007



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Skagit County Auditor