



200502010043  
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 # 20043627200497 ACCOUNT #: 0651-651-7619448-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 01/10/2005 and the parties are as follows:

TRUSTOR ("Grantor"):  
R. LYLE DAVIS AND JOAN L. DAVIS, HUSBAND AND WIFE

whose address is: 16763 BRITT 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:

TRACT A, SHORT PLAT NO. 82-78, APPROVED OCTOBER 6, 1978, RECORDED OCTOBER 6, 1978 IN BOOK 3 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 888914 AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN R. LYLE DAVIS AND JOAN L. DAVIS, HUSBAND AND WIFE BY DEED FROM GERALD H. KERMEN AND MARY A. KERMEN, HUSBAND AND WIFE DATED 4/9/1989 AND RECORDED 4/10/1989 AS INSTRUMENT NO. 8904100001 IN DEED BOOK PAGE .

with the address of 16763 BRITT RD MOUNT VERNON, WA 982736594  
and parcel number of P28854 together with all rights,  
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,  
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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 \$75,000.00 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 01/10/2045
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).

R Lyle Davis  
R. LYLE DAVIS Grantor 01-11-05  
Date

Joan L. Davis  
JOAN L DAVIS Grantor 1-11-05  
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  
R. LYLE DAVIS AND JOAN L DAVIS 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: 1-11-2005

(Signature) Toni Nurmi  
(Print name and include title) STORE MANAGER

My Appointment expires: 10-2-2006

