



200502220018

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 # 20050071256310 ACCOUNT #: 0651-651-7615701-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 01/07/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

TERRY THOMPSON AND SUE THOMPSON, HUSBAND AND WIFE

whose address is: 20196 CAVANAUGH CT MOUNT VERNON, WA, 98274

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': LOT 2, SHORT PLAT NO. 90-82, APPROVED JULY 1, 1990, RECORDED JULY 3, 1991, IN BOOK 9 OF SHORT PLATS, PAGE 385, UNDER AUDITOR'S FILE NO. 9107030007, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED ON ATTACHED EXHIBIT 'A'.

with the address of 20196 CAVANAUGH CT MOUNT VERNON, WA 982747088

and parcel number of P108141

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 #: 20050071256310

Acct #: 0651-651-7615701-1998

PARCEL 'A': LOT 2, SHORT PLAT NO. 90-82, APPROVED JULY 1, 1990, RECORDED JULY 3, 1991, IN BOOK 9 OF SHORT PLATS, PAGE 385, UNDER AUDITOR'S FILE NO. 9107030007, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS 'CAVANAUGH COURT' AS SHOWN ON THE FACE OF THE SHORT PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL 'B': THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY, RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., WHICH LIES EAST OF THE CENTERLINE OF SAID RIGHT OF WAY AND WITHIN SAID SUBDIVISION, AND WHICH LIES BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT 2, SP NO. 90-82. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN TERRY THOMPSON AND SUE THOMPSON, HUSBAND AND WIFE BY DEED FROM DIANA M. WEPPLER AND JOHN H. WEPPLER DATED 9/23/2003 AND RECORDED 9/29/2003 AS INSTRUMENT NO. 200309290175.



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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 \$50,000.00 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 01/07/2045

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



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>Terry Thompson</u> TERRY THOMPSON	Grantor	<u>1-12-05</u> Date
<u>Sue Thompson</u> SUE THOMPSON	Grantor	<u>1-12-05</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)
STATE OF WASHINGTON, COUNTY OF SNOHOMISH } ss.
I hereby certify that I know or have satisfactory evidence that TERRY AND SUE THOMPSON 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: JANUARY 12, 2005
Lisa J. Rookaard
(Signature)
LISA J. ROOKAARD
(Print name and include title)
My Appointment expires: SEPTEMBER 18, 2007

