



200504070087

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 # 20050607200242 ACCOUNT #: 0651-651-7857365-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/07/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
JULIUS C. SCHULZE AND MARIA L. SCHULZE, HUSBAND AND WIFE

whose address is: 37842 SCHULZE RD CONCRETE, WA, 98237

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 FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: THE WEST 312 FEET OF THE EAST 550 FEET OF THE NORTH 416 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE NORTH 12 FEET THEREOF; ALSO, THE NORTH 270 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE CENTERLINE OF A 10-FOOT ROAD AS HEREAFTER DESCRIBED; EXCEPT THAT PORTION OF SAID TRACT LYING WITHIN THE BOUNDARIES OF THE NORTH 12 FEET OF THE EAST 842 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. LESS AND EXCEPT THAT PORTION DESCRIBED IN SHORT PLAT # 93-009 RECORDED JUNE 4, 1993.
ABBREVIATED LEGAL: N/A

with the address of 37842 SCHULZE RD CONCRETE, WA 982379525
and parcel number of P111732

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 \$80,000.00 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 03/15/2020
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).

Julius C. Schulze
JULIUS C SCHULZE Grantor

3-15-05
Date

Maria L. Schulze
MARIA L SCHULZE Grantor

3-15-05
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 Julius C. Schulze and Maria L. Schulze 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.

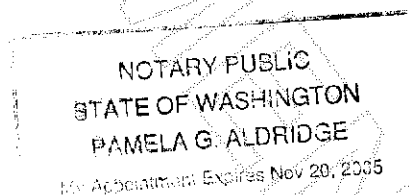
Dated: 3/15/05

Pamela G. Aldridge
(Signature)

Pamela G. Aldridge - Personal Banker - Nbrany
(Print name and include title)

My Appointment expires: 11/20/2005

(Affix Seal or Stamp)



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200504070087
Skagit County Auditor