



200504190040
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 # 20050767200667 ACCOUNT #: 0651-651-7919751-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/18/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

LAWRENCE EARL STICKLES JR. A MARRIED MAN, AS HIS SEPARATE ESTATE, WHO ACQUIRED TITLE AS, LAWRENCE EARL STICKLES JR. AN UNMARRIED MAN, AS HIS SEPARATE ESTATE AND MARIANNE STICKLES, A NON-VESTED SPOUSE, HUSBAND AND WIFE

whose address is: 3559 BIZ POINT 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:

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. THAT PORTION OF LOTS 5 AND 6, PLACE 2, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS THE SAME IS SHOWN ON THE FACE OF PLACE 2, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3; THENCE SOUTH 88 DEGREES 49 MIN 15 SEC EAST 400.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 10, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 21 MIN 44 SEC WEST 71.00 FEET; THENCE NORTH 0 DEGREES 00 MIN 00 SEC EAST 50.69 FEET PARALLEL WITH AND 25.00 FEET WESTERLY (AS MEASURED PERPENDICULAR TO) THE WEST LINE OF SAID LOT 6 TO THE STAKING LINE AS SHOWN ON THE FACE OF SAID PLACE SEE ATTACHED EXHIBIT A

with the address of 3559 BIZ POINT RD ANACORTES, WA 98221

and parcel number of P68290

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 #: 20050767200667

Acct #: 0651-651-7919751-1998

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. THAT PORTION OF LOTS 5 AND 6, PLACE 2, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS THE SAME IS SHOWN ON THE FACE OF PLACE 2, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3; THENCE SOUTH 88 DEGREES 49 MIN 15 SEC EAST 400.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 10, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 21 MIN 44 SEC WEST 71.00 FEET; THENCE NORTH 0 DEGREES 00 MIN 00 SEC EAST 50.69 FEET PARALLEL WITH AND 25.00 FEET WESTERLY (AS MEASURED PERPENDICULAR TO) THE WEST LINE OF SAID LOT 6 TO THE STAKING LINE AS SHOWN ON THE FACE OF SAID PLACE 2, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 2; THENCE NORTH 02 DEGREES 10 MINUTES 25 SECONDS EAST 25.20 FEET ALONG SAID STAKING LINE TO THE WEST LINE OF SAID LOT 6; THENCE SOUTH 12 DEGREES 09 MINUTES 00 SECONDS EAST 294.44 FEET ALONG SAID EAST LINE OF LOT 6 TO THE NORTHERLY MARGIN OF COUNTY ROAD NO. 376 (BIZ POINT ROAD); THENCE SOUTHWESTERLY ALONG THE NORTHERLY MARGIN OF SAID COUNTY ROAD TO A POINT BEARING SOUTH 16 DEGREES 21 MINUTES 04 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 21 MINUTES 44 SECONDS WEST 160.71 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF LOT 6 AND THE EAST 25.00 FEET OF LOT 5 LYING NORTHERLY OF THE STAKING LINE AS SHOWN ON THE FACE OF SAID PLATE 2, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LOTS 5 AND 6 PLACE 2 RANCHO SAN JUAN DEL MAR



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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 \$140,000.00 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 03/18/2045.
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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Skagit County Auditor

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).

Lawrence Earl Stickles Jr.
LAWRENCE EARL STICKLES JR. Grantor

3/21/05
Date

Marianne Stickles
MARIANNE STICKLES Grantor

3-21-05
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

Lawrence Earl Stickles and Marianne Stickles 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: March 21, 2005

Theresa E Young
(Signature)

Theresa E Young
(Print name and include title)

My Appointment expires: 12-16-07

