



200505230165

Skagit County Auditor

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Return Address:
Wells Fargo Bank, N.A.
P.O. Box 31557
Billings, MT 59107
LIEN PERFECTION

LAND TITLE OF SKAGIT COUNTY

116099-S

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20051046500071 ACCOUNT #: 0117-117-0281530-0001.

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/11/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
JEFF D. HAMILTON AND JOAN HAMILTON, HUSBAND AND WIFE

whose address is: 9872 PULVER RD BURLINGTON, WA, 98233
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.
85 Cleveland Road
Pleasant Hill, CA 94523

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 LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

PTN SE 1/4 OF SE 1/4, 24-35-3 E W.M. & PTN NE 1/4, 25-35-3 E W.M.

with the address of 9872 & 9970 PULVER ROAD BURLINGTON, WA 982339682
and parcel number of P34758 & P34797 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

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 \$880,000.00 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 05/11/2035
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).

Jeff D Hamilton by Joan Hamilton POA 5/16/05
JEFF D HAMILTON Grantor Date
Joan Hamilton 5/16/05
JOAN HAMILTON Grantor 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 JEFF D HAMILTON by JOAN HAMILTON POA AND JOAN HAMILTON 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: 5-16-2005

(Signature) Toni Nurmi
TONI NURMI - STORE MANAGER
(Print name and include title)
My Appointment expires: 10-2-2006

NOTARY PUBLIC
STATE OF WASHINGTON
TONI NURMI
My Appointment Expires October 2, 2006



ATTACHED TO and made a part of

STATE OF Washington
COUNTY OF Skagit } SS:

On this 18th day of May 2005 before me personally appeared Joan Hamilton to me known to be the individual described in and who executed the foregoing instrument 18th day self and as Attorney in Fact for JEFFERY D. HAMILTON and acknowledged that SHE signed and sealed the same as SHE free and voluntary act and deed for her self and also as JEFFERY D. HAMILTON free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written
(Seal)

NOTARY PUBLIC
STATE OF WASHINGTON
TONI NURMI
My Appointment Expires October 2, 2006

[Signature]
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 10-2-2006



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PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 24;
thence North along the East line thereof, 761.5 feet to the Southeast corner of a tract of land conveyed to Ronald G. Whiton and Patricia A. Whiton, husband and wife, by Deed recorded April 5, 1973 under Auditor's File No. 783042;
thence West along the South line of said Whiton tract 195 feet, to the Southwest corner thereof;
thence South to a point that is 333.6 feet South of a line drawn West from a point on the East line of said subdivision, that is 1,011.5 feet North of the Southeast corner thereof;
thence West 635.2 feet, more or less, to the right of way of Old Highway 99;
thence Southeasterly along said Highway, 872.1 feet, more or less, to the South line of said Section 24;
thence East along said South line to the point of beginning,

EXCEPT the North 13 feet thereof,

AND EXCEPT road along the East line thereof;

AND EXCEPT ditch right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M., lying Northeasterly of the Northeasterly line of the State Highway,

EXCEPT road along the East line thereof.

Situate in the County of Skagit, State of Washington.



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