



200507050034

Skagit County Auditor

7/5/2005 Page

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4 10:28AM

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 # 20051577400416 ACCOUNT #: 0651-651-8329982-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/13/2005 and the parties are as follows:

TRUSTOR ("Grantor"):

DEAN LAURANCE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND PATRICIA L. LAURANCE, NON-VESTED SPOUSE, HUSBAND AND WIFE

whose address is: 24485 NEWBERG RD SEDRO WOOLLEY, WA, 98284

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: THAT PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4, WHICH IS ALSO THE CENTER OF SAID SECTION; THENCE NORTH 86 DEG 16 MIN 01 SEC WEST ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION 364.02 FEET; THENCE NORTH 00 DEG 56 MIN 29 SEC EAST 662.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEG 56 MIN 29 SEC EAST 293.35 FEET; THENCE SOUTH 86 DEG 16 MIN 01 SEC EAST 721.55 FEET; THENCE NORTH 86 DEG 16 MIN 01 SEC WEST 767.41 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS PARCEL NO. 14 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 84, UNDER AUDITOR S FILE NO. 805665, RECORDS OF SKAGIT COUNTY, WASHINGTON). MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 24485 NEWBERG RD SEDRO WOOLLEY, WA 98284
and parcel number of P51026

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 #: 20051577400416

Acct #: 0651-651-8329982-1998

UNRECORDED

PARCEL A: THAT PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4, WHICH IS ALSO THE CENTER OF SAID SECTION; THENCE NORTH 86 DEG 16 MIN 01 SEC WEST ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION 364.02 FEET; THENCE NORTH 00 DEG 56 MIN 29 SEC EAST 662.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEG 56 MIN 29 SEC EAST 293.36 FEET; THENCE SOUTH 86 DEG 16 MIN 01 SEC EAST 721.55 FEET; THENCE NORTH 86 DEG 16 MIN 01 SEC WEST 767.41 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS PARCEL NO. 14 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 84, UNDER AUDITOR S FILE NO. 805665, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., WHICH IS 60.00 FEET IN WIDTH, BEING 30.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION; THENCE NORTH 00 DEG 17 MIN 36 SEC EAST ALONG THE WEST LINE OF SAID SECTION 5.30 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY AND EASTERLY OF THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEG 37 MIN 36 SEC EAST 135.00 FEET; NORTH 55 DEG 10 MIN 59 SEC EAST 175.30 FEET; NORTH 34 DEG 30 MIN 21 SEC EAST 178.86 FEET;; NORTH 11 DEG 05 MIN 01 SEC EAST 416.22 FEET; NORTH 08 DEG 14 MIN 41 SEC EAST 628.27 FEET; NORTH 17 DEG 38 MIN 56 SEC EAST 117.83 FEET; NORTH 35 DEG 18 MIN 26 SEC EAST 207.71 FEET; NORTH 26 DEG 20 MIN 26 SEC EAST 277.11 FEET; NORTH 60 DEG 34 MIN 24 SEC EAST 141.95 FEET; SOUTH 71 DEG 59 MIN 36 SEC EAST 320.00 FEET; SOUTH 86 DEG 16 MIN 01 SEC EAST, 1,755.22 FEET TO THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45.00 TURNAROUND RADIUS; EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED PARCEL A. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
TRS 36-05-19

RECORDED



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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 \$15,000.00 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 06/13/2030
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

EQ249B (12/2004)



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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).

Dean Laurance
DEAN LAURANCE

Grantor

6-13-05
Date

Patricia L. Laurance
PATRICIA L. LAURANCE

Grantor

6-13-05
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 Dean Laurance and Patricia L. Laurance 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: 6.13.05

(Signature)

Toni Nurmi - Store Manager
(Print name and include title)

My Appointment expires: 10.2.2006

