



200507120034
Skagit County Auditor

7/12/2005 Page 1 of 4 9:52AM

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 # 20051547200051 **ACCOUNT #:** 0650-650-8595585-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 06/21/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
BRIAN AND CYNDA GARVER, AS THEIR SEPARATE PROPERTY

whose address is: 1500 A.E.COLLEGE WAY 496 MT VERNON, WA, 98273

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:

SEE ATTACHED EXHIBIT

Lot 1, Section 18, Township 35 North

with the address of 8078 ROBINSON RD SEDRO WOOLLEY, WA 982848350
and parcel number of P41582 & P41581 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.

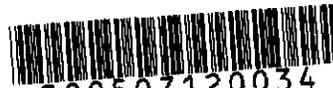
3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$62,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("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 06/21/2045 .
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

EQ249B (12/2004)



200507120034
Skagit County Auditor

7/12/2005 Page 2 of 4 9:52AM

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).

[Signature]
BRIAN GARVER Grantor 6-21-05
Date

[Signature]
CYNDA GARVER Grantor 6-21-05
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 Brian Garver
and Cynda Garver 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: 6/21/05
Pamela G. Aldridge

(Signature)
Pamela G. Aldridge

(Print name and include title)

My Appointment expires: 11/20/2005

NOTARY PUBLIC
STATE OF WASHINGTON
PAMELA G. ALDRIDGE
My Appointment Expires Nov 20, 2005



Exhibit A

Reference #: 20051547200051

Acct #: 0650-650-8595585-1998

PROPERTY # 1: S18 T35 R6 TAX 2AB BAAP ON THE E LI OF SD LOT 1 WHERE THE SAME IS INTERS BY THE S LI OF THE P.S.B.R. RLY CO. R/W TG W'LY ALG THE S'LY LI OF SD RLW 300 FEET TH S 430 FEET TH E 30 FEET TO CENTER OF CERTAIN CREEK RUN THRU SD LOT 1 TH S 10 FEET ALG THE CENTER OF THE CREEK TO THE N LI OF THAT CERTAIN TR CONVEYED TO KYLE WATTS BY DEED NO. 558972 TH E ALG THE E LI OF SD WATTS TR TO THE N LI OF THAT CERTAIN TR CONVEYED TO FRANK H. BRYSON BY DEED NO. 549483 TH E ALG THE N LI OF SD BRYSON TR 200.49 FEET M/L TO E LI OF SD LOT 1 TH N ALG E LU OF SD LOT 1 TO POB LESS STATE HWY LYING E OF CR. PROPERTY # 2: S18 T35 R6 TAX 2B PTN OF GOV LOT 1 CAAP ON E LI OF SD LOT 1 THE SAME INTERS BY 8 LI OF P.S. & B.R. RLY C/R/W THE W'LY ALG S'LY LINE OF SD R/W 300 FEET TH S 700 FEET E 300 FEET TO E LI OF LOT 1 & TPOB OF THIS DESC TH N ALG E LI OF SD LOT 1 217.27 FEET TH W 200.49 FEET TO A PT THAT IS 208.71 FEET E OF E LI OF TR CNVEYED TO SKAGIT COUNTY FOR RD TH S PARL TO & 208.71 FEET E OF E LI OF RD R/W 217.27 FEET TH E 200.49 FEET TO TRUE POB LYING E OF CR. ALSO KNOWN AS
(A) THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING EAST OF THE CENTER LINE OF CHILD'S CREEK, AS IT EXISTED AUGUST 15, 1961, DESCRIBED AS FOLLOWS:



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