



200507150073

Skagit County Auditor

7/15/2005 Page 1 of 3 9:49AM

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 # 20051517000189 **ACCOUNT #:** 0651-651-8377286-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Short Deed of Trust ("Security Instrument") is 06/22/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
DARRELL K. HEINER AND LAURA J. HEINER, HUSBAND AND WIFE

whose address is: 2230 MARTIN RD MOUNT 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:

TRACT 8, OF 'PLAT OF SUNSET VIEW, DIVISION NO. 1', AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 86, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT MINERAL RIGHTS RESERVED BY THE STATE OF WASHINGTON IN DEED RECORDED JULY 17, 1925, IN VOLUME 137 OF DEEDS, PAGE 264, RECORDS OF SKAGIT COUNTY, WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN DARRELL K. HEINER AND LAURA J. HEINER, HUSBAND AND WIFE BY DEED FROM SHORELINE SAVINGS ASSOCIATION DATED 8/2/1982 AND RECORDED 8/11/1982 AS INSTRUMENT NO. 8208110009 BOOK 484 PAGE 491.

with the address of 2230 MARTIN ROAD MOUNT VERNON, WA 98273
and parcel number of 4415-000-008-0003 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 \$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 06/22/2045
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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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).

<u>Darrell K Heiner</u> DARRELL K HEINER	Grantor	<u>6/22/05</u> Date
<u>Laura J Heiner</u> LAURA J HEINER	Grantor	<u>6/22/05</u> 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 DARRELL K HEINER AND LAURA J HEINER 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: 6.22.05
(Signature) Toni Nurmi - Store Manager
(Print name and include title)
My Appointment expires: 10.2.2006

NOTARY PUBLIC
(Affix Seal or Stamp)
STATE OF WASHINGTON
TONI NURMI
My Appointment Expires October 2, 2006

