



200507280123

Skagit County Auditor

7/28/2005 Page 1 of 4 10:36AM

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 # 20051787400221 ACCOUNT #: 0651-651-8433380-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/05/2005 and the parties are as follows:

TRUSTOR ("Grantor");
ARTHUR D. OFFLEY AND SHARON S. OFFLEY, HUSBAND AND WIFE

whose address is: 3512 NEWBERG PL 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:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 86 DEGREES 16 MINUTES 01 SECOND WEST, 364.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 16 MINUTES 01 SECOND WEST, 660.78 FEET; THENCE NORTH 0 DEGREES 56 MINUTES 29 SECONDS EAST, 331.06 FEET; THENCE SOUTH 86 DEGREES 16 MINUTES 01 SECOND EAST, 660.78 FEET; THENCE SOUTH 0 DEGREES 56 MINUTES 29 SECONDS WEST, 331.05 FEET TO THE POINT OF BEGINNING, MORE COMMONLY KNOWN AS PARCEL 29 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 805666, AS SUPPLEMENTED BY MAP RECORDED IN VOLUME 1 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 809463, RECORDS OF SKAGIT COUNTY, WASHINGTON, INCLUDING A 1979 GUERDON KINGWOOD MOBILE HOME, 48 X 24 FT; SERIAL # 8002. ABBREVIATED LEGAL: N/A

with the address of 3512 NEWBERG PL SEDRO WOOLLEY, WA 982848941

and parcel number of P51041

together with all rights,

easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,

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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 \$10,000.00 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 07/05/2030.
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



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).

Arthur D. Offley _____ 7/11/05
ARTHUR D OFFLEY Grantor Date

Sharon S. Offley _____ 7-11-05
SHARON S OFFLEY Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date

ACKNOWLEDGMENT:

(Individual)
STATE OF Wa. COUNTY OF Skagit ss. PA

I hereby certify that I know or have satisfactory evidence that Arthur D. Offley and Sharon S. Offley 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: 7-11-05

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
(Affix Seal or Stamp)



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of Notary: PAMELA G. ALDRIDGE

Notary Commission Number: N/A

Date Commission Expires: November 20, 2005

Date and Place of Notary Execution: July 5, 2005 SKAGIT County, Washington

Date & Place of This Execution: July 7, 2005 Washington County, OR



TRINH CHAU

WELLS FARGO BANK, N.A.

REV 1/17/02



200507280123
Skagit County Auditor