



200508090052
Skagit County Auditor

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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 # 20051772200017 ACCOUNT #: 0650-650-9019057-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 07/25/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
KARL J. MINCIN AND DIANNA G. MINCIN, HUSBAND AND WIFE

whose address is: 1500 E COLLEGE WAY ST 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:

SEE ATTACHED EXHIBIT A
ABBREVIATED LEGAL: LOT 1, BLOCK 3, VOLUME 4, PAGE 13

with the address of 45239 & 45243 ROSS ALLEY CONCRETE, WA 98237
and parcel number of 4061-004-002-0008 & 003-001-0019 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 \$35,000.00 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 08/05/2020.
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).

Dianna G Mincin Grantor 7/25/05 Date
DIANNA G MINCIN
Karl J Mincin Grantor 7/25/05 Date
KARL J MINCIN

Grantor Date

Grantor Date

Grantor Date

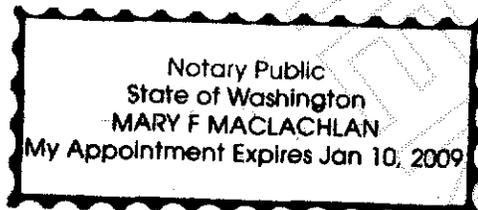
Grantor Date

ACKNOWLEDGMENT:

(Individual)
STATE OF Washington, COUNTY OF Skagit } ss.
I hereby certify that I know or have satisfactory evidence that Dianna G Mincin & Karl J Mincin is/are the
Dianna G Mincin & Karl J Mincin 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: 7-25-05
Mary F MacLachlan
(Signature)
MARY F MACLACHLAN
(Print name and include title)
My Appointment expires: 1-10-09

(Affix Seal or Stamp)



UNOFFICIAL DOCUMENT

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Exhibit A

Reference #: 20051772200017

Acct #: 0650-650-9019057-0001

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A LOT 1 IN BLOCK 3 OF 'EVERETT'S SECOND ADDITION TO THE TOWN OF CONCRETE', ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO TOGETHER WITH THAT PORTION OF VACATED REITZE STREET LYING BETWEEN THE NORTH LINE OF SAID LOT 1 OF BLOCK 3 EXTENDED EAST AND THE SOUTH LINE OF SAID LOT 1 OF BLOCK 3 EXTENDED EAST, WHICH REVERTS TO SAID PREMISES BY OPERATION OF LAW. PARCEL B LOTS 1 AND 2 IN BLOCK 4 OF 'EVERETT'S SECOND ADDITION TO THE TOWN OF CONCRETE', ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 6, 1918, IN VOLUME 110 OF DEEDS, PAGE 548, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 126496. EXCEPT THAT PORTION, IF ANY LYING WITHIN THE CITY STREET RIGHT-OF-WAY ADJOINING THE EAST LINE OF SAID PREMISES. TOGETHER WITH 1970 52 X 12 SKYLINE/HILLCREST MOBILE HOME # H002220C. ABBREVIATED LEGAL: LOT 1, BLOCK 3, VOLUME 4, PAGE 13



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