



200510210047

Skagit County Auditor

10/21/2005 Page 1 of 5 10:14AM

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 # 20052627500034 ACCOUNT #: 0651-651-8853290-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 09/23/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
JOEL G. LUNZ, AN UNMARRIED MAN

whose address is: 14482 LUNZ RD ANACORTES, WA, 98221

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 BLOCK 15 AND VACATED BLOCK 32, 'CITY OF FIDALGO SKAGIT COUNTY AND TERRITORY OF WASHINGTON', ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED STREETS AND ALLEYS ADJACENT THERETO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 34 NORTH, RANGE 2

SEE ATTACHED EXHIBIT A ✓

with the address of 14482 LUNZ RD ANACORTES, WA 982218482
and parcel number of 340218-0-012-0004

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 #: 20052627500034

Acct #: 0651-651-8853290-1998

UNRECORDED

THAT PORTION OF BLOCK 15 AND VACATED BLOCK 32, 'CITY OF FIDALGO SKAGIT COUNTY AND TERRITORY OF WASHINGTON', ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED STREETS AND ALLEYS ADJACENT THERETO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, 672.5 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 7, BLOCK 15, VACATED PLAT OF 'CITY OF FIDALGO SKAGIT COUNTY AND TERRITORY OF WASHINGTON', EXTENDED EAST; THENCE WEST ALONG SAID NORTH LINE AND ITS EXTENSION WEST 369 FEET, THENCE SOUTH PARALLEL WITH SAID EAST LINE 672.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING WITHIN EXISTING COUNTY ROADS. ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN JOEL G. LUNZ, A WIDOWED MAN BY DEED FROM GREGORY R. LUNZ, A MARRIED MAN AS HIS SEPARATE PROPERTY DATED 1/10/2002 AND RECORDED 1/28/2002 AS INSTRUMENT NO. 200201280209.

FILED DOCUMENT



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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 \$150,000.00 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 09/23/2045
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



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>Joel G. Lunz</u> JOEL G LUNZ	Grantor	<u>9-30-05</u> Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Skagit } ss.

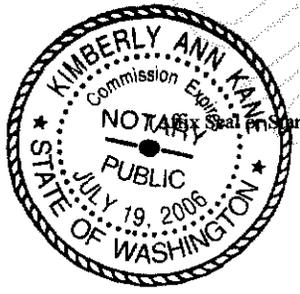
I hereby certify that I know or have satisfactory evidence that Joel G. Lunz is/are the

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: 9-30-2005
Kimberly Ann Kane
(Signature)

Kimberly Ann Kane
(Print name and include title)

My Appointment expires: July 19, 2006



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:

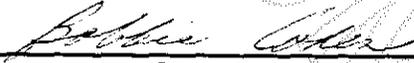
Name of KIMBERLY ANN KANE
Notary:

Commission N/A
Number:

Commission 7/19/06
Expires:

Date & Place of 9/30/05 SKAGIT COUNTY, WA
Notary Execution:

Date & Place of 10/5/2005
This Execution: Washington County, OR



Signature



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