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~~Attn: Lien Perfection~~

~~P.O. Box 5140~~

~~Portland, OR 97208-5140~~



200006160044

Kathy Hill, Skagit County Auditor

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State of Washington

Space Above This Line For Recording Data

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

6314297 2001

20001322200523

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is  
05-30-2000 and the parties are as follows:

TRUSTOR ("Grantor"):

DANIEL E. BERNARD AND NANCY C. BERNARD, HUSBAND AND WIFE

whose address is:

1408 BROAD ST MT VERNON, WA 98274

TRUSTEE: WELLS FARGO BANK (ARIZONA), N.A., 4832 East McDowell Rd., Phoenix, AZ 85008

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.

18700 NW Walker Rd., Bldg. 92

Beaverton, OR 97006

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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF MT. VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
(TAX 9) HOME ADDITION TO MT VERNON, THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, BLOCK 2, A DISTANCE OF 135 FEET NORTH OF THE SOUTHWEST CORNER; THENCE EAST 60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SKAGIT STREET 120 FEET; THENCE SOUTH 70 FEET; THENCE WEST 105 FEET; THENCE NORTH 35 FEET; THENCE WEST 15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

with the address of 1408 BROAD ST MT VERNON, WA 98274

and parcel number of P53259

, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, 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 AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 25,000.00 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 06-15-2015

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 06, 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.

**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>Daniel E. Bernard</u>	Grantor	<u>5/30/2000</u>
DANIEL E BERNARD		Date
<u>Nancy C. Bernard</u>	Grantor	<u>5/30/2000</u>
NANCY C BERNARD		Date
_____	Grantor	_____
		Date
_____	Grantor	_____
		Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Washington, COUNTY OF Snohomish } ss.

I hereby certify that I know or have satisfactory evidence that

Daniel E. Bernard and Nancy C. Bernard

\_\_\_\_\_ 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: May 30, 2000

Laurell M Johnson  
(Signature)  
Laurell M. Johnson  
(Print name and include title)

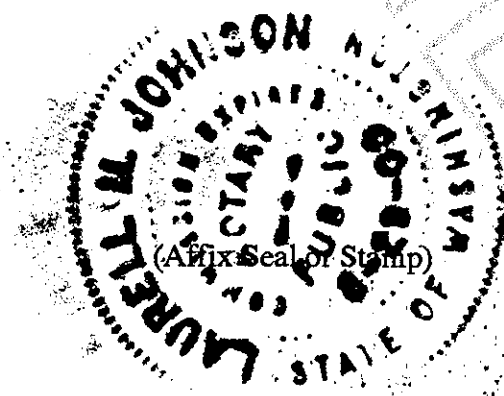
My appointment expires: 8-29-2000

W298B (4/18/96)



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Kathy Hill, Skagit County Auditor  
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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: Laurell M. Johnson

Date Commission Expires: 8-29-2000

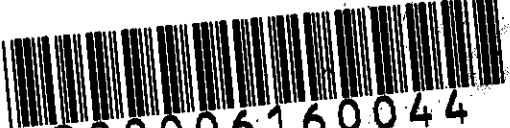
Commission Number: NA

Date and Place of Notary Execution: 5-30-2000 Snohomish

Date and Place of This Declaration: 6-2-2000 Washington County, OR

Jaymie K. Hepper  
Signature

WELLS FARGO BANK, N.A.

  
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