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200006290065
Kathy Hill, Skagit County Auditor
6/29/2000 Page 1 of 4 11:55:24AM

State of Washington

Space Above This Line For Recording Data

SHORT FORM DEED OF TRUST

6335763 2001
20001452200058

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is
06-14-2000 and the parties are as follows:

TRUSTOR ("Grantor"):

RICHARD M. WYATT AND JEANNIE M. WYATT, HUSBAND AND WIFE

whose address is:

13107 GLENWOOD DR MT VERNON, WA 98273

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:

THAT PORTION OF LOTS 10 AND 13, BLOCK 1, 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON',
MORE COMPLETELY DESCRIBED ON EXHIBIT A

with the address of 13107 GLENWOOD DR MT VERNON, WA 98273

and parcel number of P62153

, 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 \$ 19,500.00 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 07-20-2020

Exhibit A

Acaps:

20001452200058

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF MT. VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 10 AND 13, BLOCK 1, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF THE WEST ONE-HALF OF THE VACATED STREET ADJACENT THERETO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°30'50" EAST ALONG THE NORTH LINE THEREOF 909 FEET TO THE CENTER LINE OF SAID VACATED STREET; THENCE SOUTH ALONG SAID CENTERLINE 790 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°30'50" WEST 156.50 FEET TO THE EAST LINE OF A ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD AND SAID EAST LINE EXTENDED 242.41 FEET; THENCE NORTH 60°30" EAST 179.80 FEET TO THE CENTER LINE OF THE AFOREMENTIONED VACATED STREET; THENCE NORTH ALONG THE SAID CENTER LINE 155.20 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS AND APURTENANCES THERETO, SUBJECT TO EASEMENTS OF RECORD.



200006290065


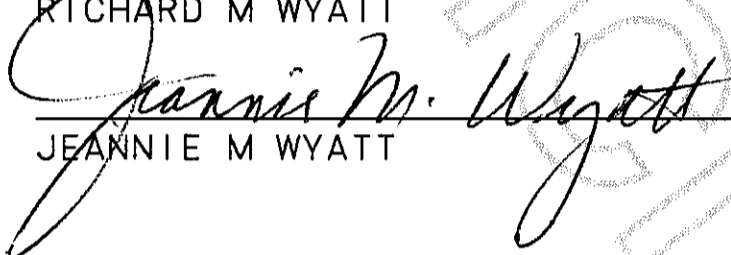
Kathy Hill, Skagit County Auditor

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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>6-15-00</u>
RICHARD M WYATT	Grantor	Date
		<u>6/15/00</u>
JEANNIE M WYATT	Grantor	Date
	Grantor	Date
	Grantor	Date

ACKNOWLEDGMENT:

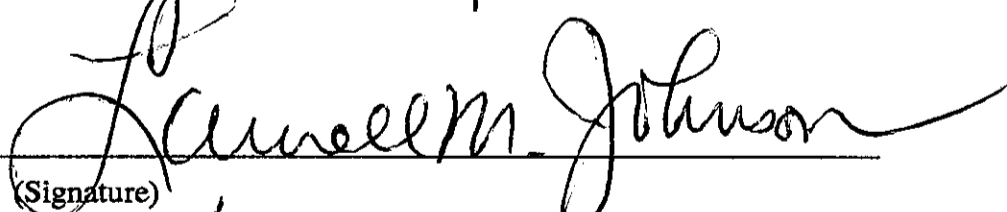
(Individual)

STATE OF Washington, COUNTY OF Snohomish } ss.

I hereby certify that I know or have satisfactory evidence that Richard M. Wyatt
and Jeannie M. Wyatt

_____ 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: June 15, 2000



(Signature)

Laurell M. Johnson

(Print name and include title)

My appointment expires: 8-29-2000



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: 8-29-00

Commission Number: NA. —

Date and Place of Notary Execution: 6/15/00 SNOHOMISH COUNTY, WA.

Date and Place of This Declaration: 6/20/00 Washington County, OR

Laurell M. Johnson
Signature

WELLS FARGO BANK, N.A.

