



200010090020  
Skagit County Auditor

10/9/2000 Page 1 of 2 10:17:08AM

**When Recorded Mail to:**

**Fidelity National LPS**  
2520 N. Redhill Ave. Suite 120  
Santa Ana, CA 92705  
**Code: WFD**

State of Washington

Space Above This Line For Recording Data

**SHORT FORM DEED OF TRUST**

6440621 2001  
20002492200025

(With Future Advance Clause)

**1. DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is  
09/18/2000 and the parties are as follows:

**TRUSTOR ("Grantor"):**

JIM D. KNUTSON AND LYNNE KNUTSON, HUSBAND AND WIFE

whose address is:

2486 OVERPASS RD BOW, WA 98232

**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 COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 CONVEYED TO THE STATE OF WASHINGTON ON FEBRUARY 6, 1962, UNDER AUDITOR'S FILE NO. 619461, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
EXCEPT ANY PORTION THEREOF LYING WITHIN THE COUNTY RIGHT-OF-WAY COMMONLY KNOWN AS COLONY ROAD.

with the address of 2486 OVERPASS RD BOW, WA 98232

and parcel number of P115447


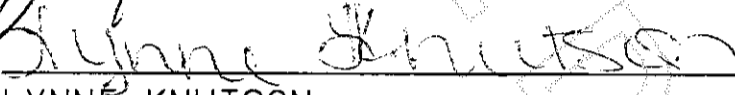
, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

**3. MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 13,390.00 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 10/15/2020

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.

**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).

		9-19-00
JIM D. KNUTSON	Grantor	Date
		9-19-2000
LYNNE KNUTSON	Grantor	Date
_____	Grantor	Date
_____	Grantor	Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Washington, COUNTY OF Whatcom } ss.

I hereby certify that I know or have satisfactory evidence that Jim & Lynne Knutson

\_\_\_\_\_ 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: 9.19.00

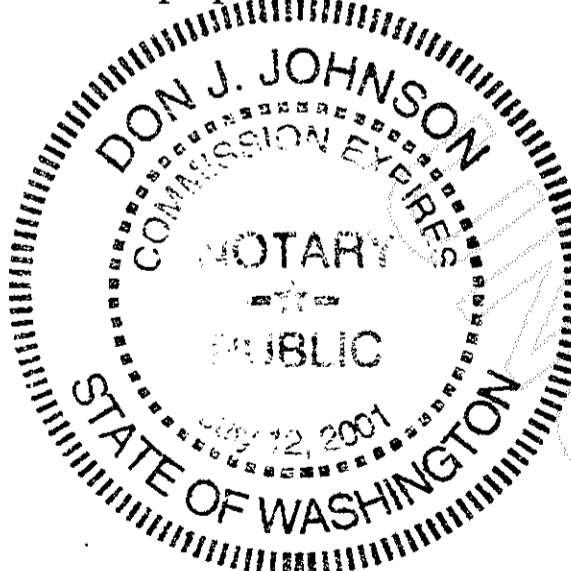


(Signature)

DON JOHNSON

(Print name and include title)

My appointment expires: 7.12.01



(Affix Seal or Stamp)



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