

with the address of 2010 COVE PLACE ANACORTES, WA 98221 and parcel number of P60018 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

P 60018

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
LOT 6, SKYLINE DIVISION NO. 11, ACCORDING TO THE PLATE THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; MORE COMPLETELY DESCRIBED IN EXHIBIT A

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:

whose address is:  
2010 COVE PL ANACORTES, WA 982212903  
TRUSTEE: Wells Fargo Financial National Bank  
c/o Specialize Service  
401 West 24th Street, National City, CA 91950  
WELLS FARGO BANK, N.A.  
18700 NW Walker Rd., Bldg. 92  
Beaverton, OR 97006

1. DATE AND PARTIES. The date of this Short Deed of Trust ("Security Instrument") is 01/23/2001 and the parties are as follows:  
TRUSTOR ("Grantor"): EMILY M. MAGILL, AN UNMARRIED WOMAN

SHORT FORM DEED OF TRUST

REFERENCE # 20010042600108 ACCOUNT #: 0651-651-0687243-0001

State of Washington \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

When Recorded Mail to:  
Fidelity National LPS  
2520 N. Redhill Ave. Suite 120  
Santa Ana, CA 92705  
Code: WFD

200102120051  
Skagit County Auditor  
2/12/2001 Page 1 of 3 11:08:25AM



Acaps: 20010042600108

Exhibit A

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

LOT 6, SKYLINE DIVISION NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF LOT 6, SKYLINE NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 6; THENCE NORTH 33° 00' 00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT FOR A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF TRACT A, SKYLINE SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED IN VOLUME 6 OF SHORT PLATS, PAGES 87 THROUGH 90, UNDER AUDITOR'S FILE NO. 8310120030, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 65° 44' 35" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 63.74 FEET; THENCE SOUTH 39° 11' 46" EAST FOR A DISTANCE OF 83.39 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6 AND TO THE BEGINNING OF A CURVATURE TO THE RIGHT, WHOSE RADIUS BEARS NORTH 23° 36' 34" WEST, A DISTANCE OF 155.00 FEET; THENCE WESTERLY 20.98 FEET ALONG THE ARC OF SAID CURVATURE HAVING A CENTRAL ANGLE OF 7° 45' 22", TO THE BEGINNING OF A REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE WESTERLY 52.37 FEET ALONG THE ARC OF SAID REVERSE CURVATURE HAVING A CENTRAL ANGLE OF 17° 08' 43", TO THE POINT OF BEGINNING;

SITUATED IN SKAGIT COUNTY, WASHINGTON.



200102120051

Skagit County Auditor

(Print name and include title) \_\_\_\_\_  
My Appointment expires: 4/5/2002

(Signature) \_\_\_\_\_  
IRVING P. ABERCROMBIE HMC

Dated: 1-24-2001  
Irving P. Abercrombie

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.

I hereby certify that I know or have satisfactory evidence that \_\_\_\_\_  
STATE OF WASHINGTON, COUNTY OF SKAGIT } ss. EMILY M MAGILL

**ACKNOWLEDGMENT:**

Grantor	_____	Date	_____
Grantor	_____	Date	_____
Grantor	_____	Date	_____
Grantor	_____	Date	<u>1-24-01</u>

**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).

**5. USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.

**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.

**3. MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$50,000.00 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 02/05/2011.

200102120051  
Skagit County Auditor

