



200105310106

Skagit County Auditor

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Return Address:
WELLS FARGO BANK, N.A.
P.O. BOX 5140
PORTLAND, OR 97208
LIEN PERFECTION

LAND TITLE COMPANY OF SKAGIT COUNTY

996914

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20011172600333 ACCOUNT #: 0651-651-1024191-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/23/2001 and the parties are as follows:

TRUSTOR ("Grantor"):

ROBERT H. DIGMAN, JR., AS HIS SEPARATE PROPERTY AND RONALD D. MCDERMOTT, AS HIS SEPARATE PROPERTY, EACH AS TO AN UNDIVIDED INDETERMINATE INTEREST

whose address is:

32948 W SHORE DR MOUNT VERNON, WA 982748259

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 5140
PORTLAND, OR 97208

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:

LOT 82 & N PTN 83, BLK 1, LAKE CAVANAUGH DIV. 3.

MORE COMPLETELY DESCRIBED ON EXHIBIT A:

with the address of 32948 W SHORE DR MOUNT VERNON, WA 98274 and parcel number of 3939-001-082-0009 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 LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$300,000.00 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 06/02/2017
- 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).

<u>Robert H Digman Jr</u>	Grantor	<u>5/25/01</u>	Date
<u>Ronald D McDermott</u>	Grantor	<u>5/25/01</u>	Date
_____	Grantor	_____	Date
_____	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 Robert H Digman Jr
and Ronald D McDermott

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 25, 2001

Cindy L Tate
(Signature)

Cindy L Tate
(Print name and include title)

My Appointment expires: Aug 19, 2003

CINDY L. TATE
NOTARY PUBLIC
STATE OF WASHINGTON
My Comm. Expires Aug. 19, 2003

EQ249B (10/2000)



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Schedule "A-1"

DESCRIPTION:

Lot 82, and the North 200 feet of Lot 83, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington,

EXCEPT that portion of said Lot 82, as granted to John VanderMay and Geraldine VanderMay by Skagit County Superior Court Cause No. 97-2-00519-4, filed May 12, 2000, said portion more fully described as follows:

That portion of said Lot 82, commencing at a rebar and cap at the approximate shoreline location as of November 5, 1999, as shown on the Boundary Line Adjustment Survey performed by Carl H. Sorenson, Professional Land Surveyor, where said shoreline is intersected by the original common boundary between said Lot 81 and Lot 82;
 thence North, approximate 95 feet to the East edge of a Puget Sound Energy power pole;
 thence North 77°09'04" West, 18 feet to a point on the original common boundary which is 227.95 feet South of the Northwest corner of Lot 82;
 thence South along the original common boundary to the rebar and cap set at the water line, which is the beginning of this description.

Situate in the County of Skagit, State of Washington.



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, Skagit County Auditor

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