

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

LAND TITLE COMPANY OF SKAGIT COUNTY

IPANY OF SKAGIT COUNTY 196914 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 and the parties are as follows: 05/23/2001

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 SKAGIN 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 together with all rights, easements, appurtenances, and parcel number of 3939-001-082-0009 royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

EQ249A (10/2000)

WASHINGTON - DEED OF TRUST

existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the finiture, be part of the real estate described above. 3. MAXIMUM OBLIGATION LIMIT AND SECURED DEBT. The total amount which this Security Instrument will socure shall not exceed \$300,000.00 together with all interests 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, own or in the future. The maturity date of the Secured Debt is 06/02/2017 4. MASTER FORM DEED OF TRUST. By the defivery 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 at the Official Records in the Office of the Auditor of SKAGIT 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). ACKNOWLEDGMENT: (Individual) FORTH DIGMAN JP Grantor Date Grantor Date Grantor Date Grantor Date CINDY L. TATE NOTARY PUBLIC STATE OF WASHINGTON MY Appointment expires: Qua 19, 2003. CINDY L. TATE NOTARY PUBLIC STATE OF WASHINGTON MY Appointment expires: Qua 19, 2003.				
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EQ249B (10/2000)

200105310106 , Skagit County Auditor 5/31/2001 Page 2 of 3 12:27:27PM 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 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 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.

