



200210310070

Skagit County Auditor

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**Recording Requested by:**

Wells Fargo Bank

**When Recorded Return to:** Fidelity National LPS

P. O. BOX 19523

Irvine, CA 92623-9523

**Code:** WFD

State of Washington

Space Above This Line For Recording Data

**REFERENCE #** 20022397200128 **ACCOUNT #:** 0654-654-4391055-1998

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

**1. DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 10/07/2002 and the parties are as follows:

**TRUSTOR ("Grantor"):**

MICHAEL R. BEMIS, A SINGLE MAN

whose address is:

517 38TH ST ANACORTES, WA, 98221

**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 31557  
BILLINGS, MT 59107

**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:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN MORE COMPLETELY DESCRIBED ON EXHIBIT A

with the address of 517 38TH ST ANACORTES, WA 98221

and parcel number of P33126

together with all rights, easements, appurtenances,

royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

**Exhibit A**

Acaps: 20022397200128

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE  
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 479.7 FEET EAST OF  
THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 100 FEET;

THENCE EAST 95 FEET;

THENCE NORTH 100 FEET;

THENCE WEST 95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING EAST OF A LINE DRAWN PARALLEL WITH AND 570  
FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 30, TOWNSHIP 35 NORTH,  
RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

ALSO EXCEPT ALL THAT PORTION, IF ANY, LYING WITHIN THE EAST 750.5 FEET OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

LESS AND EXCEPT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION LYING 479.7 FEET  
EAST OF THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHWEST  
CORNER OF A PARCEL CONVEYED TO MICHAEL BEMIS BY STATUTORY WARRANTY DEED  
RECORDED UNDER AUDITOR'S FILE NO. 8810050064; THENCE SOUTH 100.00 FEET TO THE  
SOUTHWEST CORNER OF SAID BEMIS PARCEL;

THENCE EAST ALONG THE SOUTH LINE OF SAID BEMIS PARCEL A DISTANCE OF 11.31 FEET  
TO THE EAST LINE OF THE WEST 160.00 FEET OF THE EAST HALF OF THE NORTHWEST  
QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION  
30; THENCE NORTH ALONG THE EAST LINE OF THE SAID WEST 160.00 FEET OF THE EAST  
HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 30, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE EAST-WEST  
CENTERLINE OF SECTION 30; THENCE WEST ALONG THE SAID EAST-WEST CENTERLINE OF  
SECTION 30, A DISTANCE OF 11.31 FEET TO THE POINT OF BEGINNING.

ABBREVIATED LEGAL: N/A

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF RECORD, IF ANY.



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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 \$60,000.00 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 10/07/2042
- 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.

**RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

- Third Party Rider
- Leasehold Rider
- Other \_\_\_\_\_

**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>Michael R Bemis</u> MICHAEL R BEMIS	Grantor	<u>10/09/02</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**

(Individual)  
STATE OF Washington, COUNTY OF Skagit } ss.  
I hereby certify that I know or have satisfactory evidence that Michael R Bemis

\_\_\_\_\_ 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: Oct 9, 2002  
Myra Ann Rowland  
(Signature)  
Myra Ann Rowland Notary  
(Print name and include title)  
My Appointment expires: July 12, 2005



EQ249B (06/20)



**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: MYALIA ANN ROWLAND

Commission Number: N/A

Commission Expires: JULY 12, 2005

Date & Place of Notary Execution: OCTOBER 9, 2002 SKAGIT COUNTY, WASHINGTON

Date & Place of This Execution: OCTOBER 23, 2002 Washington County, OR

*Pam Blackwood*

PAM BLACKWOOD

WELLS FARGO BANK, N.A.

Revised 7-17-00



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