

UNRECORDED



200211200015  
Skagit County Auditor

11/20/2002 Page 1 of 5 9:56AM

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State of Washington

Space Above This Line For Recording Data

REFERENCE # 20022792200040 ACCOUNT #: 0654-654-4707990-0001

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
10/30/2002 and the parties are as follows:

TRUSTOR ("Grantor"): STUART MOATS AND LYNN H. MOATS, HUSBAND AND WIFE

whose address is:

14658 HOXIE LN 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 31657  
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:

SEE ATTACHED EXHIBIT A

*Block 62, Map of Fidalgo City*

with the address of 14658 HOXIE LN ANACORTES, WA 98221  
and parcel number of P73060 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 \$52,500.00 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 11/15/2017
- 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.

**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>Lynn H Moats</u><br>LYNN/H MOATS   | Grantor | 10.30.02<br>Date |
| <u>Stuart H Moats</u><br>STUART MOATS | Grantor | 10.30.02<br>Date |
| _____                                 | Grantor | _____<br>Date    |
| _____                                 | Grantor | _____<br>Date    |
| _____                                 | Grantor | _____<br>Date    |
| _____                                 | Grantor | _____<br>Date    |

**ACKNOWLEDGMENT:**

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

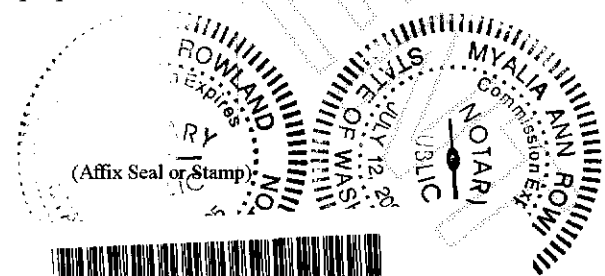
Lynn H. Moats  
Stuart H. Moats is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 30, 2002  
Mylea Ann Rowland  
(Signature)

Mylea Ann Rowland  
(Print name and include title)

My Appointment expires: July 12, 2005

EQ249B (06/2002)



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EXHIBIT A

ALL OF BLOCK 62, MAP OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS, AVENUES AND ALLEYS AS  
WOULD ATTACH BY OPERATION BY LAW, LYING WITHIN THE FOLLOWING DESCRIBED  
PROPERTY:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 7TH STREET WITH THE  
INTERSECTION OF THE CENTERLINE OF HIGHLAND AVENUE;

THENCE NORTH ALONG THE CENTERLINE OF HIGHLAND AVENUE TO AN INTERSECTION  
WITH THE CENTERLINE OF 8TH STREET;

THENCE WEST ALONG THE CENTERLINE OF 8TH STREET TO AN INTERSECTION WITH THE  
CENTERLINE OF HOWARD AVENUE;

THENCE SOUTH ALONG THE CENTERLINE OF HOWARD AVENUE TO AN INTERSECTION  
WITH THE CENTERLINE OF 7TH STREET;

THENCE EAST ALONG THE CENTERLINE OF 7TH STREET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

ABBREVIATED LEGAL: N/A



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