



200307240058

Skagit County Auditor

7/24/2003 Page 1 of 3 10:48AM

Return Address:  
Wells Fargo Bank, N.A.  
P. O. BOX 31557  
BILLINGS, MT 59107  
DOCUMENT MANAGEMENT

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20031557000653 ACCOUNT #: 0654-654-8573778-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
06/19/2003 and the parties are as follows:

*LEA - 10*

TRUSTOR ("Grantor"): EDWARD E. WATSON, III AND KATHRYN M. WATSON, HUSBAND AND WIFE

whose address is:

56289 MARTIN RANCH RD ROCKPORT, WA, 98283

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:

SEE ATTACHED EXHIBIT A

ABBREVIATED LEGAL: PART OF SECTION 29, TOWNSHIP 35 NORTH RANGE 10 EAST

with the address of 56289 MARTIN RANCH ROAD ROCKPORT, WA 98283  
and parcel number of 351029-4-001-0005 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 \$35,000.00 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 06/19/2043
- 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).

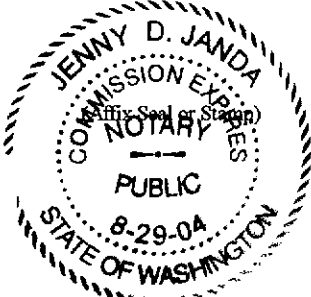
<u>Edward E Watson III</u> EDWARD E WATSON III	Grantor	<u>6-21-03</u> Date
<u>Kathryn M. Watson</u> KATHRYN M WATSON	Grantor	<u>6-21-03</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

**ACKNOWLEDGMENT:**

(Individual)  
 STATE OF Washington, COUNTY OF Skagit } ss.  
 I hereby certify that I know or have satisfactory evidence that Edward E Watson III & Kathryn M. Watson  
 \_\_\_\_\_ 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/hers/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 21, 2003  
Jenny D. Janda  
 (Signature)  
Jenny D Janda Martin  
 (Print name and include title)  
 My Appointment expires: 8-29-04



EQ249B (06/2002)  
  
 200307240058  
 Skagit County Auditor

Exhibit "A"

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

PARCEL 'A':

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE BED AND SHORES OF THE SKAGIT RIVER, ALSO EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS 2407.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 47 DEGREES 15 MINUTES WEST TO A POINT OF THE NORTH LINE OF SAID SUBDIVISION, WHICH POINT IS THE TERMINAL POINT OF THIS LINE, TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS, THE FOLLOWING DESCRIBED TRACT:

THE SOUTH 40 FEET OF THE WEST 40 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.; THE WEST 40 FEET AND THE SOUTH 40 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST; THE WEST 60 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, LYING SOUTHERLY OF THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THAT PORTION OF THE WEST 60 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST, LYING NORTHERLY OF THE 50 FOOT WIDE RIGHT OF WAY CONVEYED TO SKAGIT COUNTY FOR THE MARTIN RANCH ROAD BY DEED RECORDED FEBRUARY 24, 1940 AS AUDITOR'S FILE NO. 322221 IN VOLUME 180 OF DEEDS, PAGE 68.

ALL SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED 6/16/2000 AS INSTRUMENT NO. 200006160064 IN BOOK PAGE .



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