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200311030324
Skagit County Auditor
11/3/2003 Page 1 of 4 12:10PM

State of Washington

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REFERENCE # 20032617400812 ACCOUNT #: 0651-651-2013592-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 10/08/2003 and the parties are as follows:

TRUSTOR ("Grantor"):
RICHARD P. AUSTIN II AND GRETCHEN A. AUSTIN, HUSBAND AND WIFE

whose address is: 15633 GUNDERSON RIDGE LN MOUNT VERNON, WA, 98273

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:

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

PARCEL 'A'

LOT 5 OF THAT CERTAIN SURVEY RECORDED MAY 8, 1985, AS AUDITOR'S FILE NO. 8505080016, IN VOLUME 6 OF SURVEYS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PREMISES BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. SEE EXHIBIT 'A'

with the address of 15633 GUNDERSON RIDGE LN MOUNT VERNON, WA 982738036 and parcel number of P30343 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.

EXHIBIT A

20032617400812

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

PARCEL 'A'

LOT 5, OF THAT CERTAIN SURVEY RECORDED MAY 8, 1985, AS AUDITOR'S FILE NO. 8505080016, IN VOLUME 6 OF SURVEYS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PREMISES BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH A 60 FOOT WIDE, NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER AND ACROSS THOSE PORTIONS OF LOTS 1, 2 AND 3, OF SAID SURVEY, AS DELINEATED THEREON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER AND ACROSS THE NORTH 60 FEET OF THE WEST 60 FEET OF LOT 6, OF SAID SURVEY, AS DELINEATED THEREON.

PARCEL 'B':

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 60 FEET OF THAT PORTION OF TRACT 3 OF GUNDERSON MEADOWS, RECORDED FEBRUARY 9, 1983, IN VOLUME 4 OF SURVEYS, PAGES 80 AND 81, AS AUDITOR'S FILE NO. 8302090003, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.



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3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$30,000.00 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 10/08/2043
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

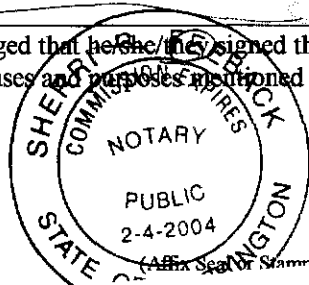
SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Richard P. Austin II</u> RICHARD P. AUSTIN II	Grantor	<u>10-10-03</u> Date
<u>Gretchen A. Austin</u> GRETCHEN A. AUSTIN	Grantor	<u>10-10-03</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 Richard P. Austin II and Gretchen A. Austin 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. 10, 2003
Sherri R. Feedback
(Signature)
Sherri R. Feedback, Notary
(Print name and include title)
My Appointment expires: Feb. 4, 2003



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:

Sheri R. Sieback

Commission Number:

21A

Commission Expires:

2-4-04

Date & Place of Notary Execution:

10-10-03 Snohomish County, WA

Date & Place of This Execution:

10-15-03

Washington County, OR

Robbin Cook

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00



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Skagit County Auditor