



200410250099

Skagit County Auditor

10/25/2004 Page 1 of 3 9:33AM

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 # 20042397400471 ACCOUNT #: 0654-654-0384826-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 09/24/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
JUSTIN S. ATCHLEY AND LEAH M. ATCHLEY, HUSBAND AND WIFE

whose address is: 19630 SKYRIDGE RD MOUNT VERNON, WA, 98274
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:
'EXHIBIT A'

ABBREVIATED LEGAL: PORTION OF NE 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 19630 SKYRIDGE RD MOUNT VERNON, WA 98274
and parcel number of P29481 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,
EQ249A (06/2002) WASHINGTON - DEED OF TRUST

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 \$50,000.00 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 09/24/2044

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 N/A

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>Leah M Atchley</u> LEAH M ATCHLEY	Grantor	<u>9-25-04</u> Date
<u>Justin S Atchley</u> JUSTIN S ATCHLEY	Grantor	<u>9-25-04</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 Leah M Atchley and Justin S Atchley is/are the

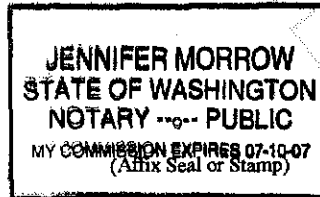
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25 September 25, 2004

Jennifer Morrow
(Signature)

Jennifer Morrow
(Print name and include title)

My Appointment expires: July 10, 07



EQ249B (0/2002)



200410250099
Skagit County Auditor

Exhibit A

Reference #: 20042397400471

Acct #: 0654-654-0384826-1998

TRACT 'B' OF SHORT PLAT NO. 23-76, APPROVED MAY 26, 1976 AND RECORDED MAY 27, 1976, UNDER AUDITOR'S FILE NO. 835799, IN VOLUME 1 OF SHORT PLATS, PAGES 134 AND 135, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M. EXCEPT THAT PORTION OF SAID TRACT 'B', DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'B'; THENCE EASTERLY, ALONG A LINE WHICH WOULD INTERSECT THE EAST LINE OF TRACT 'B' AT A POINT 27 FEET NORTH OF THE SOUTHWEST CORNER THEREOF (HEREINAFTER REFERRED TO AS 'LINE A'), A DISTANCE OF 87.00 FEET; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO SAID LINE 'A', A DISTANCE OF 12.00 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 70.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID TRACT 'B', 39.00 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY, ALONG SAID EAST LINE, A DISTANCE OF 39.00 FEET TO SAID SOUTHWEST CORNER; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT 'B', A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. LESS AND EXCEPT: THAT PORTION OF TRACT 'B', SKAGIT COUNTY SHORT PLAT NO. 23-76, APPROVED MAY 26, 1976 AND RECORDED MAY 27, 1976 UNDER AUDITOR'S FILE NO. 835799, IN VOLUME 1 OF SHORT PLATS, PAGES 134 AND 135, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 'B', SKAGIT COUNTY SHORT PLAT NO. 23-76, FROM WHICH THE SOUTH LINE OF SAID TRACT 'B' BEARS SOUTH 89 DEGREES 36 MINUTES 49 SECONDS EAST; THENCE NORTH 76 DEGREES 54 MINUTES 51 SECONDS EAST, PARALLEL WITH AND NORTHERLY OF AN EXISTING FENCE LINE, 154.03 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT 'B' AT A POINT BEARING NORTH 0 DEGREES 02 MINUTES 50 SECONDS EAST, 35.89 FEET, FROM THE SOUTHWEST CORNER OF SAID TRACT 'B' AND BEING THE TERMINUS OF SAID LINE. TITLE TO SAID PREMISES IS VESTED IN JUSTIN S. ATCHLEY AND LEAH M. ATCHLEY, HUSBAND AND WIFE BY DEED FROM JEFFREY S. EISSES, AN UNMARRIED MAN, AS HIS SEPARATE PROPERTY, ALSO KNOWN AS JEFF EISSES DATED 10/26/2001 AND RECORDED 10/30/2001 AS INSTRUMENT NO. 200110300064.



200410250099

Skagit County Auditor

10/25/2004 Page

3 of

3 9:33AM