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Skagit County Auditor  
11/22/2004 Page 1 of 3 11:46AM

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 # 20042797000188 ACCOUNT #: 0651-651-7324677-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 10/26/2004 and the parties are as follows:

TRUSTOR ("Grantor"):  
SUSAN D. MCKEE, AN UNMARRIED WOMAN

whose address is: PO BOX 4166 KETCHUM, ID, 83340  
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 LOTS 11, 12 AND 13, BLOCK 17, 'MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 17;

FOR FULL LEGAL SEE ATTACHED EXHIBIT

with the address of 518 EAST WASHINGTON LA CONNER, WA 98257  
and parcel number of 4128-017-900-0202 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

## Exhibit A

Reference #: 20042797000188

Acct #: 0651-651-7324677-1998

UNRECORDED  
UNRECORDED

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 17, 'MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 17; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF MAPLE AVENUE TO THE SOUTH LINE OF WASHINGTON AVENUE; THENCE WEST ALONG THE SOUTH LINE OF WASHINGTON AVENUE TO THE NORTHWEST CORNER OF LOT 13, SAID BLOCK; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY TO THE SOUTHERLY LINE OF LOTS 13 AND 12 TO THE POINT OF BEGINNING. SITUATE IN THE TOWN OF LACONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN SUSAN D. MCKEE, AN UNMARRIED WOMAN BY DEED FROM ROBERT STERN AND LENNA STERN, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF MARNE MELOM, DECEASED HUSBAND AND WIFE DATED 10/4/2004 AND RECORDED 10/5/2004 IN DEED AS INSTRUMENT NO. 200410050053.

UNRECORDED  
UNRECORDED

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 \$108,000.00 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 10/26/2044
- 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>SUSAN D MCKEE</u>	Grantor	<u>10 29 04</u>	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date

**ACKNOWLEDGMENT:**

(Individual)  
 STATE OF WASHINGTON, COUNTY OF KING } ss.  
 I hereby certify that I know or have satisfactory evidence that SUSAN D. MCKEE  
 \_\_\_\_\_ is/are the

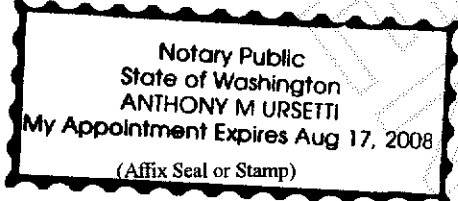
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-29-04

(Signature) ANTHONY URSETTI PERSONAL BANKER

(Print name and include title)

My Appointment expires: 8/17/2008



EQ249B (0/2002)

