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BOOK 206 PAGE 735

FILED FOR RECORD
SKAMANIA CO WASH
BY *Fidelity Nat'l Loan*
Portfolio Solutions
FEB 20 1 25 PM '01
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AUDITOR
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2520 N. Redhill Ave. Suite 120
Santa Ana, CA 92705
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State of Washington

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REFERENCE # 20010251016450 ACCOUNT #: 0651-651-0709263-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
02/02/2001 and the parties are as follows:
TRUSTOR ("Grantor"): NATHAN CARL COLTRANE AND BETTY MARIE COLTRANE, HUSBAND AND
WIFE

whose address is:

PO BOX 265 WASHOUGAL, WA 986717370

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.
18700 NW Walker Rd., Bldg. 92
Beaverton, OR 97006

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 SKAMANIA, State
of Washington, described as follows:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2
NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA,
STATE OF WASHINGTON.
EXCEPT LOTS 3 AND 4 OF THE AMENDED JOHNSON SHORT PLAT, RECORDED IN BOOK 3
OF SHORT PLATS, PAGE 225. MORE COMPLETELY DESCRIBED IN EXHIBIT A

with the address of 142 STEPHANIE LANE WASHOUGAL, WA 98671
and parcel number of 02-05-30-0-0-1100-00 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

EQ249A (10/2000)

WASHINGTON - DEED OF TRUST

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 \$150,000.00 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 01/25/2031
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 7, 1997 as Auditor's File Number 127303 in Book 162 at Page 486 of the Official Records in the Office of the Auditor of SKAMANIA 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.

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>Nathan Carl Coltrane</u>	Grantor	<u>2-6-01</u>	Date
<u>Betty Marie Coltrane</u>	Grantor	<u>2-6-01</u>	Date
_____	Grantor	_____	Date
_____	Grantor	_____	Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Washington, COUNTY OF Clark ss.

I hereby certify that I know or have satisfactory evidence that Nathan Carl Coltrane and Betty Marie Coltrane

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: 2/6/01

Sally Davis

SALLY DAVIS, Escrow Mgr

(Print name and include title)

My Appointment expires: 7/12/04

EQ249B (10/2000)

