

141401

BOOK 211 PAGE 157

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Fidelity National

JUN 14 2 34 PM '01

WALKER  
AUDITOR  
GARY M. OLSON

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 # 20011232600411 ACCOUNT #: 0651-651-1008544-0001

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 05/25/2001 and the parties are as follows:

TRUSTOR ("Grantor"):

TIM M. WALKER AND LYNN P. PERRY WALKER, HUSBAND AND WIFE

whose address is:

841 OREGON VIEW RD WASHOUGAL, WA 9867117927

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 5140  
PORTLAND, OR 97208

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:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, AS FURTHER DESCRIBED IN EXHIBIT A.

with the address of 841 OREGON VIEW DRIVE WASHOUGAL, WA 98671  
and parcel number of 01-05-16-0-0-1000-00 together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all

EQ249A (10/2000)

WASHINGTON - DEED OF TRUST

Exhibit A

Acaps: 20011232600411

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

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 16; THENCE SOUTH 59 DEGREES 10 MINUTES 00 SECONDS WEST, 1185.70 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 00 SECONDS WEST, 414.10 FEET TO A 1/2 INCH IRON ROD ON THE RIGHT-OF-WAY LINE OF A ROAD; THENCE SOUTH 53 DEGREES 50 MINUTES 37 SECONDS WEST, 45.27 FEET TO THE CENTERLINE OF SAID ROAD; THENCE SOUTH 80 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 100 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 07 DEGREES 00 MINUTES 31 SECONDS EAST, 1030.82 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 44 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 1289.08 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A 60.00 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY 14, WHICH POINT IS SOUTH 11 DEGREES 22 MINUTES 50 SECONDS WEST (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE) 4030.75 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 40 DEGREES 43 MINUTES 00 SECONDS WEST, 296.10 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 130.30 FEET; THENCE NORTH 3 DEGREES 22 MINUTES 00 SECONDS 297.21 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 70.95 FEET; THENCE NORTH 77 DEGREES 56 MINUTES 00 SECONDS EAST, 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 191.99 FEET; THENCE NORTH 50 DEGREES 26 MINUTES 00 SECONDS EAST 268.49 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 180.29 FEET; THENCE NORTH 1 DEGREES 13 MINUTES 00 SECONDS WEST, 416.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH 40 DEGREES 40 MINUTES 00 SECONDS EAST, 485.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.64 FEET; THENCE NORTH 26 DEGREES 13 MINUTES 00 SECONDS EAST, 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET; THENCE NORTH 6 DEGREES 20 MINUTES 00 SECONDS EAST, 145.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.96 FEET; THENCE NORTH 80 DEGREES 47 MINUTES 00 SECONDS EAST, 252.77 FOOT; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 98.61 FEET; THENCE SOUTH -5 DEGREES 03 MINUTES 00 SECONDS EAST, 342.17 FOOT TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE, SAID POINT BEING SOUTH 41 DEGREES 12 MINUTES 44 SECONDS EAST, 2029.73 FEET FROM THE NORTHWEST CORNER OF SECTION 16.

000286



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 \$15,000.00 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 06/15/2008.

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>Tim M. Walker</u>		<u>5/29/01</u>
TIM M WALKER	Grantor	Date
<u>Lynn P. Perry Walker</u>		<u>5-29-01</u>
LYNN P. PERRY WALKER	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date
	Grantor	Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF Washington, COUNTY OF Clallam } ss.

I hereby certify that I know of have satisfactory evidence that Tim M Walker and Lynn P Perry Walker

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: May 29, 2001

Claudia Bossman

(Signature)

Claudia Bossman Notary

(Print name and include title)

My Appointment expires: 6 29 2004

EQ249B (10/2000)

