

141689

BOOK 212 PAGE 396

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Fidelity Nat'l*  
*Lean Portfolio*  
Jul 13 4 48 PM '01  
*Olson*  
AUDITOR  
GARY H. OLSON

Recording Requested by:  
Wells Fargo Bank  
When Recorded Return to: Fidelity National F.P.S.  
P.O. BOX 19523  
Irvine, CA 92623-9523  
Code: WFD

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20011242600588 ACCOUNT #: 0851-651-1138863-0001

**SHORT FORM DEED OF TRUST**

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
06/22/2001  
and the parties are as follows:

TRUSTOR ("Grantor"):

THOMAS K. RINER AND KATHY E. RINER, HUSBAND AND WIFE

whose address is:

182 JENNIFER WAY WASHOUGAL, WA 98671

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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA,  
STATE OF WASHINGTON:

LOT 13, RIVERSIDE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
AND OF RECORD AT PAGE 44 AND 45 OF BOOK 'B' OF PLATS, RECORDS OF SKAMANIA  
COUNTY, WASHINGTON.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR  
MINERAL RIGHTS OF RECORD, IF ANY.

with the address of 182 JENNIFER WAY WASHOUGAL, WA 98671

and parcel number of 0205293030000

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

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 \$16,000.00 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 07/15/2016.
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>Thomas K. Riner</u>	Grantor	6-25-01	Date
<u>Kathy E. Riner</u>	Grantor	6-25-01	Date
_____	Grantor	_____	Date
_____	Grantor	_____	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 Thomas K. Riner and Kathy E. Riner

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: June 25, 2001

Claudia Bossman

(Print name and include title)

My Appointment expires: 6-29-2004

EQ249B (10/2000)

