

142355

BOOK 214 PAGE 807

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Fidelity Nat'l Loan
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SEP 18 12 15 PM '01
P. Lowry
AUDITOR
GARY M. OLSON

Recording Requested by:
Wells Fargo Bank
Where 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 # 20011432600259 ACCOUNT #: 0651-651-1247549-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is
07/21/2001
and the parties are as follows:

TRUSTOR ("Grantor"):

RICHARD M. EDIE, A UNMARRIED MAN

whose address is:

PO BOX 226 NORTH BONNEVILLE, WA, 98639

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:

LOT 2, K.W. PETERSON SHORT PLAT, RECORDED JULY 28, 1976, UNDER AUDITORS
FILE NO. 82540, RECORDS OF SKAMANIA COUNTY, WASHINGTON. MORE FULLY
DESCRIBED IN ATTACHED EXHIBIT A

Prepared _____
Reviewed by _____
Noted _____
Signed _____
Witnessed _____

with the address of 14 POWELL BLVD NORTH BONNEVILLE, WA 98639
and parcel number of 02-07-16-3-0-0303-00 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

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 \$79,362.26 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 07/25/2016
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).

Richard M Edie

RICHARD M EDIE

Grantor

7/23/01
Date

Peggy Gail Edie

PEGGY GAIL EDIE, NON VESTED SPOUSE

Grantor

7-23-01
Date

Roman B. Smith

WITNESS TO RICHARD EDIE'S SIGNATURE STAMP

Grantor

7-23-01
Date

Janet R. Smith

2ND WITNESS TO RICHARD EDIE'S SIGNATURE STAMP

Grantor

7/23/01
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 Richard M. Edie and Peggy Gail Edie

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.

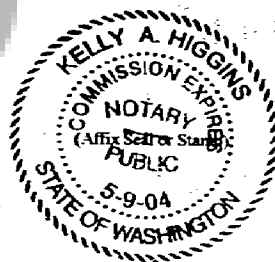
Dated: 7/23/01

Kelly A Higgins

(Print name and include title)
Kelly A Higgins Notary

My Appointment expires: 5/9/04

EQ249B (10/2000)



ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Washington , Clark County } ss.
On July 23, 2001 before me, Claudia Bossman - Notary
personally appeared Roman Batten

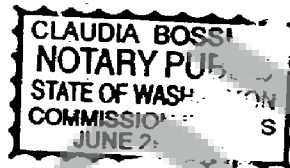
☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]
Name (typed or printed) Claudia Bossman

My Commission expires 6-29-2004

[Signature]
Roman B Batten



ALL-PURPOSE ACKNOWLEDGMENT

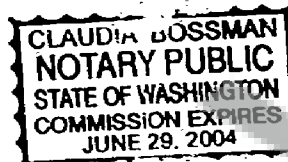
STATE OF Washington , Clark County } ss:
On July 23, 2007 before me, Claudia Bossman Notary
personally appeared Jennifer Rasmussen

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]
Name (typed or printed) Claudia Bossman

My Commission expires: 6-29-2008



[Signature]



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June 12, 1997

Below is the official facsimile/stamp and the original signature of Richard Edie.

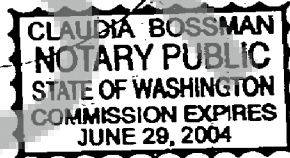
Wells Fargo Bank
Washougal Branch
Washougal WA 98671

Richard M Edie

Richard M Edie

Claudia Bossman
Notary for State of Washington
Clark County
Exp 6 29 00

*Re-notarized
7/29, 2004*



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EXHIBIT "A"

A TRACT OF LAND IN THE B.B. BISHOP DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MOFFETS-CARPENTER COUNTY ROAD WITH THE NORTHWESTERLY LINE OF THE BONNEVILLE POWER ADMINISTRATIONS NO. 1 AND 2 BONNEVILLE-COULEE TRANSMISSION LINE RIGHT-OF-WAY, SAID POINT BEING NORTH 51° 30' 41" EAST 1,464.42 FEET FROM AN IRON PIPE MARKING A WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, SAID PIPE BEING NORTH 01° 29' 49" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 33° 24' 00" EAST ALONG SAID TRANSMISSION LINE RIGHT-OF-WAY LINE 178.17 FEET; THENCE NORTH 56° 36' 00" WEST 225 FEET; THENCE SOUTH 33° 24' 00" WEST 147.68 FEET; THENCE ALONG THE NORTHERLY LINE OF MOFFETS-CARPENTER COUNTY ROAD 227.06 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 2, K. W. PETERSON SHORT PLAT, RECORDED JULY 28, 1976, UNDER AUDITOR'S FILE NO. 82540, RECORDS OF SKAMANIA COUNTY, WASHINGTON.