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BOOK 042 PAGE 480

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REFERENCE # 20030447000339 ACCOUNT #: 0654-654-6507370-1098

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 02/26/2003 and the parties are as follows:

TRUSTOR ("Grantor"):

MARILYN C. CLELAND, A MARRIED WOMAN

whose address is:

142 URAN RD 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 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 SKAMANIA, State of Washington, described as follows:

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 142 URAN ROAD WASHOUGAL, WA 98671
and parcel number of 020532-3-0-1104-00 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 (06/2002)

WASHINGTON - DEED OF TRUST

EXHIBIT A

CUSTOMER REF#: 20030447000339

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLIAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT WITH SKAMANIA COUNTY BRASS CAP THAT MARKS THE SOUTHEAST CORNER OF LOT 1 OF THE "WASHOUGAL RIVERSIDE TRACTS" AS SURVEYED IN 1922; THENCE SOUTH 18 DEGREES 24 MINUTES 15 SECONDS WEST, 140.31 FEET TO THE SOUTHWEST CORNER OF SECTION 32; THENCE SOUTH 89 DEGREES 06 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 32 FOR A DISTANCE OF 1220.32 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO SAID SOUTH LINE 841.30 FEET TO A 5/8 INCH IRON ROD SET AT AN ANGLE POINT IN THE COMMON BOUNDARY LINE BETWEEN "BROWN AND "HERMENS" AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 34 MINUTES 00 SECONDS EAST, 147 FEET MORE OR LESS TO A 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF THE "HERMENS TRACT"; THENCE WEST ALONG THE SOUTH LINE OF THE "HERMENS TRACT" AS DESCRIBED IN BOOK 63 PAGE 396, 41 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE "STEUDLER TRACT" AS DESCRIBED IN BOOK 47 PAGE 74, SKAMANIA COUNTY DEED RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID "STEUDLER TRACT" AND THE EAST LINE OF THE "BERGMAN TRACT" AS DESCRIBED IN BOOK 38 PAGE 128, A DISTANCE OF 334 FEET MORE OR LESS TO A POINT ON SAID EAST LINE WHICH IS SOUTH 89 DEGREES 06 MINUTES 40 SECONDS EAST, 1162.25 FEET, AND NORTH 00 DEGREES 53 MINUTES 20 SECONDS EAST, 368.53 FEET FROM THE TRUE SOUTHWEST CORNER OF SECTION 32; THENCE SOUTH 89 DEGREES 06 MINUTES 40 SECONDS EAST, 243.67 FEET; THENCE NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST, 300.00 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 33 DEGREES 30 MINUTES 00 SECONDS EAST, 610.00 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST 176 FEET MORE OR LESS TO THE CENTERLINE OF THE WASHOUGAL RIVER; THENCE FOLLOWING SAID CENTERLINE DOWNSTREAM (SOUTHWESTERLY) 1128 FEET MORE OR LESS TO A POINT WHICH BEARS SOUTH 85 DEGREES 50 MINUTES 30 SECONDS WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 50 MINUTES 30 SECONDS EAST, 137 FEET MORE OR LESS TO A 5/8 INCH IRON ROD; THENCE NORTH 85 DEGREES 50 MINUTES 30 SECONDS EAST, 202.05 FEET TO THE TRUE POINT OF BEGINNING.

ABBREVIATED LEGAL: N/A

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

- 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 \$20,000.00 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 02/27/2043
 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.

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

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>Marilyn C. Cleland</u>	Grantor	<u>2-27-03</u>	Date
MARILYN C. CLELAND		<u>2/27/03</u>	Date
<u>Donald L. Cleland</u>	Grantor		
DONALD L. CLELAND, NON-VESTED SPOUSE			
	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

Marilyn C. Cleland, Donald L. Cleland is/are the

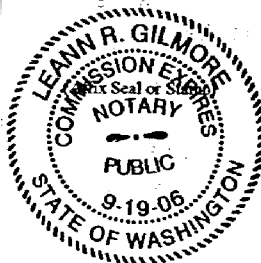
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-27-2003

LeAnn R. Gilmore
 (Signature)
 LeAnn R. Gilmore, Notary
 (Print name and include title)

My Appointment expires: 9-19-2006

EQ249B (06/2002)



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of
Notary: LEANN R. GILMORE

Commission
Number: N/A

Commission
Expires: SEPTEMBER 19, 2006

Date & Place of
Notary Execution: FEBRUARY 27, 2003 CLARK COUNTY, WASHINGTON

Date & Place of
This Execution: MARCH 4, 2003 Washington County, OR

Pam Blackwood
PAM BLACKWOOD

WELLS FARGO BANK, N.A.