

Doc # 2004152716  
Page 1 of 3  
Date: 04/26/2004 02:27P  
Filed by: FIDELITY NAT'L LOAN PORTFOLIO  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$22.00

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 # 20032427200146 ACCOUNT #: 0651-651-1996339-1998

### SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is  
10/10/2003 and the parties are as follows:  
TRUSTOR ("Grantor"): ROSS NELSON AND DOLORES P. NELSON, HUSBAND AND WIFE

whose address is:

271 BELLE CENTER 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  
BILLING, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 17 THENCE WEST 80 RODS THENCE SOUTH 64 RODS THENCE EAST 80 RODS THENCE NORTH 64 RODS TO THE POINT OF BEGINNING EXCEPT THE NORTH 4 RODS THEREOF. ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO SKAMANIA COUNTY, FOR ROAD PURPOSES IN DEED RECORDED JULY 21, 1973, UNDER AUDITOR S FILENO. 76230 IN BOOK 65 AT PAGE 375.

with the address of 271 BELLE CENTER RD WASHOUGAL, WA 98671  
and parcel number of 01-05-17-0-0-0900-00 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 future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

EQ249A (06/2002)

WASHINGTON - DEED OF TRUST

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$55,000.00 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 10/14/2043
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>Ross Nelson</u>	Grantor	<u>10-17-03</u>
ROSS NELSON		Date
<u>Dolores P Nelson</u>	Grantor	<u>10-17-03</u>
DOLORES P NELSON		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 Ross Nelson  
Dolores P Nelson is/are the

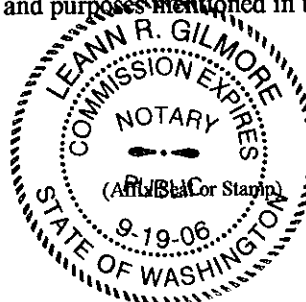
person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/17/2003

Leann R Gilmore  
 (Signature)

(Print name and include title)

My Appointment expires: 9-19-2006



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:

9-19-06

Date & Place of  
Notary Execution:

10-17-03 Clark Co., WA

Date & Place of  
This Execution:

10-27-03

Washington County, OR

Intenderson  
Intenderson

Signature

WELLS FARGO BANK, N.A.

Revised 7-17-00