

Doc # 2004154903
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Date: 10/22/2004 11:54A
Filed by: WELLS FARGO BANK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

Return Address:
Wells Fargo Bank, N.A.
P. O. BOX 31557
BILLINGS, MT 59107
DOCUMENT MANAGEMENT

State of Washington

Space Above This Line For Recording Data

REFERENCE # 20042477400456 ACCOUNT #: 0654-654-0384982-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 09/23/2004 and the parties are as follows:

TRUSTOR ("Grantor"):
LISA C. PESTANA, AN UNMARRIED WOMAN

whose address is: PO BOX 103 STEVENSON, WA, 98648

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:
SEE EXHIBIT A:

ABBREVIATED LEGAL:
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, MORE
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

with the address of 367 ROCK CREEK DRIVE STEVENSON, WA 98648
and parcel number of 0207011014000 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,
EQ249A (06/2002) WASHINGTON - DEED OF TRUST

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.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$40,000.00 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 10/01/2019
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 N/A

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>Lisa C Pestana</u>	Grantor	<u>9/28/04</u> Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date
_____	Grantor	_____ Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Hood River } ss.

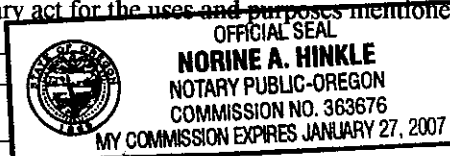
I hereby certify that I know or have satisfactory evidence that

Lisa C. Pestana 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: 9/28/04

Norine A. Hinkle
(Signature)
NORINE A. Hinkle
(Print name and include title)



My Appointment expires: 1-27-2007

(Affix Seal or Stamp)

Exhibit A

Reference #: 20042477400456

Acct #: 0654-654-0384982-0001

PARCEL 1 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 450 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 9 IN SAID SECTION 1; THENCE SOUTH 542.2 FEET TO THE NORTH LINE OF ROAD; THENCE EAST ALONG SAID NORTH LINE OF THE THEN STATE ROAD SURVEY A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 100 FEET; THENCE EAST 102.3 FEET; THENCE SOUTH 100 FEET; THENCE WEST 102.3 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 11 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOW: BEGINNING AT A POINT 542.2 FEET SOUTH OF A ROCK MARKING THE INTERSECTION WITH THE WEST LINE OF THE SHEPARD DLC AND THE NORTH LINE OF SAID SECTION 1, SAID POINT BEING THE INTEREST OF THE NORTH LINE OF STATE ROAD NO. 8; THENCE WEST ALONG THE NORTH LINE OF SAID ROAD 310 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY JUERGENS BY INSTRUMENT RECORDED IN BOOK Z, PAGE 27, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 276 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WILLIAM EVANS BY INSTRUMENT RECORDED IN BOOK W, PAGE 75; THENCE WEST ALONG SAID SOUTH LINE AND ITS EXTENSION 312.2 FEET TO THE EAST LINE OF JOHN BAUGHMAN TRACT; THENCE SOUTH 70 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GAIL G. COLLINS, ET UX, BY INSTRUMENT RECORDED IN BOOK 69, PAGE 660; THENCE EAST ALONG SAID NORTH LINE 109 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE 110 FEET OF THE NORTHWEST CORNER OF TRACT OF LAND CONVEYED BLANCH L. KEEALE BY INSTRUMENT RECORDED IN BOOK T, PAGE 543; THENCE ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID ROAD; THENCE EAST ALONG SAID ROAD TO THE POINT OF BEGINNING. LESS AND EXCEPT: THAT CERTAIN REAL PROPERTY LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SOUTH 00 DEGREES 50 MINUTES 52 SECONDS WEST 542.42 FEET FROM A ROCK MARKING THE INTERSECTION OF THE WEST LINE OF THE SHEPARD D.L.C. WITH THE NORTH LINE OF SAID SECTION 1, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF THE SAID SHEPARD D.L.C. WITH THE NORTH LINE OF SECOND STREET IN THE CITY OF STEVENSON; THENCE NORTH 88 DEGREES 23 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SECOND STREET 619.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 52 SECONDS EAST 210.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE GRANTEE BY THE INSTRUMENT RECORDED IN BOOK 231, PAGE 930 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 50 MINUTES 52 SECONDS EAST 60.49 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO DARRELL SHAW AND LEANNE SHAW BY INSTRUMENT RECORDED IN BOOK 237, PAGE 293; THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID SHAW TRACT 108.99 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 52 SECONDS WEST 61.44 FEET TO THE NORTHEAST CORNER OF GRANTEE; THENCE NORTH 88 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID GRANTEE'S TRACT 109.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.153 ACRES, MORE OR LESS. TITLE TO SAID PREMISES IS VESTED IN LISA C. PESTANA, AN UNMARRIED WOMAN BY DEED FROM LEE H. PESTANA DATED 8/11/2000 AND RECORDED 8/11/2000 IN DEED BOOK 201 PAGE 618.