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Filed by: WELLS FARGO BANK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$24.00

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 # 20050617200636 ACCOUNT #: 0651-651-7922108-0001

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 03/21/2005
and the parties are as follows:

TRUSTOR ("Grantor"):

FRED J. LARUE AND ELIZABETH J. LARUE, HUSBAND AND WIFE

whose address is: 9982 WASHOUGAL RIVER 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:
LOTS 1, 2, 3, 53, 54 AND 55 OF WASHOUGAL RIVERSIDE TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT PAGE 80 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON: EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY
FOR FULL LEGAL SEE ATTACHED EXHIBIT

with the address of 9982 WASHOUGAL RIVER RD WASHOUGAL, WA 986717019
and parcel number of 02063230260200 together with all rights,
easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches,
EQ249A (12/2004) WASHINGTON - DEED OF TRUST

Exhibit A

Reference #: 20050617200636

Acct #: 0651-651-7922108-0001

LOTS 1, 2, 3, 53, 54 AND 55 OF WASHOUGAL RIVERSIDE TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT PAGE 80 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON: EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE SAID LOT 53 SOUTH 43 DEGREES 04 MINUTES WEST 113 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 53; THENCE PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 53 SOUTHEASTERLY THROUGH SAID LOT 53 AND THENCE CONTINUING ON THE SAME COURSE TO INTERSECTION WITH THE SOUTH LINE OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 E.W.M.; AND EXCEPT THAT PORTION OF SAID LOTS LYING WITHIN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SAID SECTION 32 EAST 350 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH AT A RIGHT ANGLE TO SAID SECTION LINE 50 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 200 FEET; THENCE NORTH 75 FEET; THENCE WEST PARALLEL TO THE SOUTH LINES OF SAID SECTION 31 AND SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 E.W.M., TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 SOUTH 125 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINES OF SAID SECTIONS 31 AND 32 TO THE POINT OF BEGINNING OF THE TRACT EXCEPTED. EXCEPT COUNTY ROADS. TITLE TO SAID PREMISES IS VESTED IN FRED J. LARUE AND ELIZABETH J. LARUE, HUSBAND AND WIFE BY DEED FROM ANNA E. MCDANIELS, A WIDOW DATED NOVEMBER 18, 1974 AND RECORDED SEPTEMBER 27, 1978 IN DEED 87290 BOOK 75 PAGE 416.

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 \$25,000.00 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 04/15/2015

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>Fred J Larue</u> FRED J LARUE	Grantor	<u>3-22-05</u> Date
<u>Elizabeth J Larue</u> ELIZABETH J LARUE	Grantor	<u>3/22/05</u> 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

Fred J Larue, Elizabeth J Larue 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: 3-22-2005

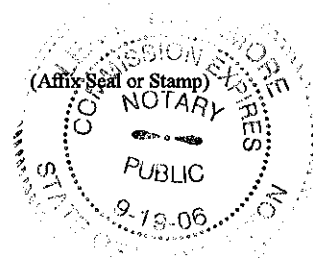
LeAnn R Gilmore

(Signature)

LeAnn R Gilmore, Notary

(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

Notary Commission
Number: N/A

Date Commission
Expires: September 19, 2006

Date and Place of
Notary Execution: March 22, 2005 CLARK County, Washington

Date & Place of
This Execution: March 25, 2005 Washington County, OR



TRINH CHAU

WELLS FARGO BANK, N.A.