

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 # 20052777100694 ACCOUNT #: 0651-651-8956421-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is 10/24/2005 and the parties are as follows:

TRUSTOR ("Grantor"):
RONALD A. SHOEMAKER, A SINGLE MAN

whose address is: 12312 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:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OR SOUTHERLY TO COUNTY ROAD NO. 106, DESIGNATED AS THE WASHOUGAL RIVER ROAD, TO-WIT: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT ONE ACRE CONVEYED TO GERTRUDE S. FERGUSON BY DEED RECORDED AT PAGE 546 OF BOOK 29 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; AND EXCEPT THE FOLLOWING DESCRIBED TRACT: PLEASE SEE ATTACHED EXHIBIT A FOR REMAINDER OF DESCRIPTION.

with the address of 12312 WASHOUGAL RIVER RD WASHOUGAL, WA 986717135
and parcel number of 02053300010200 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 #: 20052777100694

Acct #: 0651-651-8956421-1998

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OR SOUTHERLY TO COUNTY ROAD NO. 106, DESIGNATED AS THE WASHOUGAL RIVER ROAD, TO-WIT: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT ONE ACRE CONVEYED TO GERTRUDE S. FERGUSON BY DEED RECORDED AT PAGE 546 OF BOOK 29 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, AND EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF COUNTY ROAD NO. 106 DESIGNATED AS THE WASHOUGAL RIVER ROAD AND THE EAST LINE OF THE SAID SECTION 33; THENCE NORTH ALONG SAID EAST LINE 208 FEET; THENCE WEST 208 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE 416 FEET; THENCE EAST 208 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SAID SECTION 33; THENCE NORTH 208 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. TOGETHER WITH THE 24 FOOT X 36 FOOT POLE BARN AND THE 12 FOOT X 60 FOOT NASHU MOBILE HOME, MODEL YEAR 1968, SERIAL NO. NYB 2KD12685 NOW SITUATED AND INSTALLED ON THE AFORESAID PROPERTY. ABBREVIATED LEGAL: N/A

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 10/24/2045 .

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>Ronald A Shoemaker</u>	<u>10-24-05</u>
RONALD A SHOEMAKER	Date
_____	Grantor
_____	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 Ronald A Shoemaker 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: October 24, 2005

Jessica A. Douglas
(Signature)
Jessica A. Douglas, notary
(Print name and include title)

My Appointment expires: 9/19/2006

