

Doc # 2006162776  
Page 1 of 4  
Date: 08/25/2006 02:34P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$36.00

**After Recording Return To:**

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P.O. Box 31557 MAC B6908-012  
Billings, MT 59107-9900

**DEED OF TRUST**

**Trustor(s)** MICHAEL J. DEITZ AND KATHERINE DEITZ, HUSBAND AND WIFE

**Trustee(s)** Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

**Legal Description** LOT 3 OF THE FOSTER ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'B' OF PLATS, PAGE 33, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. DEITZ AND KATHERINE DEITZ, HUSBAND AND WIFE BY DEED FROM MELVIN R. HANNING AND GEORGENA P. HANNING, HUSBAND AND WIFE DATED 1/9/2003 AND RECORDED 1/10/2003 AS INSTRUMENT NO. 147202 BOOK 235 PAGE 284.

**Assessor's Property Tax Parcel or Account Number** 04-07-26-3-0-2005-00

**Reference Numbers of Documents Assigned or Released**

**Beneficiary:** Wells Fargo Bank, N.A.



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Wells Fargo Bank, N.A.  
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State of Washington  
REFERENCE #: 20061937100619

Space Above This Line For Recording Data  
Account number: 651-651-0490797-1XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 27, 2006 and the parties are as follows:  
TRUSTOR ("Grantor"): **MICHAEL J. DEITZ AND KATHERINE DEITZ, HUSBAND AND WIFE**  
whose address is: **31 GORDEN RD, CARSON, WASHINGTON 98610-3201**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

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:  
Assessor's Property Tax Parcel Account Number(s): 04-07-26-3-0-2005-00  
**LOT 3 OF THE FOSTER ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'B' OF PLATS, PAGE 33, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. DEITZ AND KATHERINE DEITZ, HUSBAND AND WIFE BY DEED FROM MELVIN R. HANNING AND GEORGENA P. HANNING, HUSBAND AND WIFE DATED 1/9/2003 AND RECORDED 1/10/2003 AS INSTRUMENT NO. 147202 BOOK 235 PAGE 284.**

with the address of 31 GORDEN RD, CARSON, WASHINGTON 98610 and parcel number of 04-07-26-3-0-2005-00 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.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 75,000.00** 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

WADEED - short (06/2002) CDPv.1



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which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is July 27, 2046.

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 2/7/1997 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.
6. **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.

☐ **N/A** Third Party Rider

☐ **N/A** Leasehold Rider

☐ **N/A** 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).

Michael J. Deitz 8-4-06  
Grantor **MICHAEL J. DEITZ** Date

Katherine Deitz 8-4-06  
Grantor **KATHERINE DEITZ** Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date

\_\_\_\_\_  
Grantor Date



Grantor

Date

Grantor

Date

Grantor

Date

**ACKNOWLEDGMENT:**

(Individual)

STATE OF WASHINGTON, COUNTY OF SKAMANIA ss.

I hereby certify that I know or have satisfactory evidence that

**MICHAEL J. DEITZ And KATHERINE DEITZ**

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: August 4th, 2006

Shannon A. Baldwin  
(Signature)

Shannon A. Baldwin  
(Print name) NOTARY PUBLIC

My Appointment expires: 2/25/2009



(Affix Seal or Stamp)

