

Doc # 2006163821
Page 1 of 5
Date: 11/27/2006 02:20P
Filed by: WELLS FARGO BANK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$37.00

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DEED OF TRUST

Trustor(s) RICKY J. REUDE AND HAZEL JEAN REUDE, HUSBAND AND WIFE

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

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A

Assessor's Property Tax Parcel or Account Number 01-05-03-0-0-0700-00

Reference Numbers of Documents Assigned or Released

Reference: 20062897400160

WADEED - short (06/2002) CDPv.1



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Prepared by:
Wells Fargo Bank, N.A.
VICKI HAGEBUSCH
DOCUMENT PREPARATION
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
866-537-8489

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State of Washington
REFERENCE #: 20062897400160

Space Above This Line For Recording Data
Account number: 651-651-0928408-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **NOVEMBER 3, 2006** and the parties are as follows:
TRUSTOR ("Grantor"): **RICKY J. REUDE AND HAZEL JEAN REUDE, HUSBAND AND WIFE** whose address is: **12 REUDE RD, WASHOUGAL, WASHINGTON 98671-7723**

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**
- 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): **01-05-03-0-0-0700-00**
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A
with the address of **12 REUDE RD, WASHOUGAL, WASHINGTON 98671** and parcel number of **01-05-03-0-0-0700-00** 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.
- MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 33,700.00** 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 **NOVEMBER 3, 2046**.
- 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

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February 1, 1997, and recorded on 2/10/1997 as Auditor's File Number 9702100017 in Book N/A at Page N/A of the Official Records in the Office of the Auditor of CLARK 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).

Ricky J Reude
Grantor **RICKY J REUDE**

11-06-06
Date

Hazel Jean Reude
Grantor **HAZEL JEAN REUDE**

11-06-06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

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Grantor

Date

For An Individual Acting In His/Her Own Right:

State of Washington

County of Clark

On this day personally appeared before me

Ricky J Reude and Hazel Jean Reude
(here insert the name of grantor

or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 10 day of November, 2006.

Witness my hand and notarial seal on this the 10 day of November, 2006

Signature

[NOTARIAL SEAL]

Cherie Lynn Overton
Print Name:

Notary Public

My commission expires: 07-19-2010

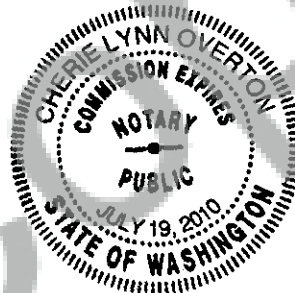


EXHIBIT A

Reference: 20062897400160

Account: 651-651-0928408-1998

Legal Description:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF COUNTY ROAD NO. 1114 DESIGNATED AS THE C.C.C. ROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 3; THENCE WESTERLY FOLLOWING THE CENTER LINE OF SAID C.C.C. ROAD TO ITS INTERSECTION WITH THE CENTER LINE OF COUNTY ROAD NO. 1112 DESIGNATED AS THE MAYBEE MINES ROAD; THENCE FOLLOWING THE CENTER LINE OF SAID MAYBEE MINES ROAD IN A SOUTHWESTERLY DIRECTION TO ITS INTERSECTION WITH THE QUARTER SECTION LINE RUNNING EAST AND WEST THROUGH THE CENTER OF SAID SECTION 3. EXCEPT THAT PORTION LYING WITHIN COUNTY ROADS. TITLE TO SAID PREMISES IS VESTED IN RICKY J. REUDE AND HAZEL JEAN REUDE, HUSBAND AND WIFE BY DEED FROM ORALE E. REUDE, AS TO A LIFE ESTATE DATED 2/11/1997 AND RECORDED 2/12/1997 AS INSTRUMENT NO. 127321 IN BOOK 162 PAGE 548.

