

Date: 12/01/2006 01:34P

Filed by: WELLS FARGO BANK

Filed & Recorded in Official Records

of SKAMANIA COUNTY

SKAMANIA COUNTY AUDITOR

J MICHAEL GARVISON

Fee: \$89.00

WHEN RECORDED RETURN TO:

Wells Fargo Bank, NA

PO Box 31557

Billings, MT 59107

DOCUMENT TITLE(S)

Deed of Trust

REFERENCE NUMBER(S) of Documents assigned or released:☐ Additional numbers on page _____ of document.**GRANTOR(S):**

Tim M Walker and Lynn P Walker

☐ Additional names on page _____ of document.**GRANTEE(S):**

Trustee - Wells Fargo Financial National Bank

Grantee - Wells Fargo Bank, NA

☐ Additional names on page _____ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Sect 16, Twnsp 1 N, R 5 E, Williamette Meridian

☐ Complete legal on page _____ of document.**TAX PARCEL NUMBER(S):**

01-05-16-0-0-1100-00

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: Wells Fargo Bank, NA

Signature/Title: Carol Lubbert, Collateral Processor

After Recording Return To:

Wells Fargo Bank, N.A
Attn: Document Mgmt
P.O. Box 31557
MAC B6955-015
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) TIM M WALKER AND LYNN P WALKER, 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 Ave
Sioux Falls, SD 57104

Legal Description

ABBREVIATED LEGAL: THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1
NORTH, RANGE 5 EAST THE WILLIAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON

Assessor's Property Tax Parcel or Account Number 01-05-16-0-0-1100-00

Reference Numbers of Documents Assigned or Released

Prepared by:
Wells Fargo Bank, N.A.
BRANDON SMITH
PROCESSOR
18700 NW WALKER RD #92
BEAVERTON, OREGON 97006
503-614-6279

After recording, return to
Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20062077100887

Space Above This Line For Recording Data
Account number: 651-651-0526491-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 3, 2006 and the parties are as follows:
TRUSTOR ("Grantor"): **TIM M. WALKER AND LYNN P WALKER, HUSBAND AND WIFE** whose address is: **841 OREGON VIEW DR, WASHOUGAL, WASHINGTON 98671-7927**

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): 01-05-16-0-0-1100-00 THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: SEE ATTACHED EXHIBIT with the address of 841 OREGON VIEW DR, WASHOUGAL, WASHINGTON 98671 and parcel number of 01-05-16-0-0-1100-00 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 \$ 60,000.00 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 August 3, 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

WADEED - short (06/2002) CDPv.1



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DOC # 2006163889
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February 1, 1997, and recorded on 02-01-97 as Auditor's File Number 127303 in Book 162 at Page 486 of the Official Records in the Office of the Auditor of Snohomish 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).

Lynn M. Walker
Grantor **TIM M WALKER**

8/14/06
Date

Lynn P Walker
Grantor **LYNN P WALKER**

8-14-06
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

WADEED - short (06/2002) CDPv.1

3/4



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Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF WASHINGTON, COUNTY OF CLARK ss.

I hereby certify that I know or have satisfactory evidence that

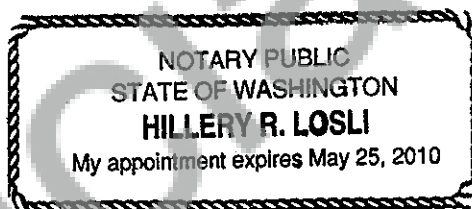
TIM M WALKER And LYNN P WALKER

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 14th, 2006

Hillery R Losli
(Signature)

Hillery R Losli
(Print name) **NOTARY PUBLIC**



My Appointment expires: 05-25-2010

(Affix Seal or Stamp)



EXHIBIT A

Reference: 20062077100887

Account: 651-651-0526491-1998

Legal Description:

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD ON THE NORTH LINE OF SAID SECTION 16, WHICH BEARS SOUTH 78 DEGREES 44 MINUTES 32 SECONDS EAST, 654.31 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 87 DEGREES 44 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 689.68 FEET TO A 1/2 INCH IRON ROD, THENCE LEAVING SAID NORTH LINE, SOUTH 07 DEGREES 00 MINUTES 31 SECONDS WEST 1030.82 FEET TO THE CENTERLINE OF A ROAD; THENCE SOUTH 80 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 152.77 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 21 DEGREES 00 MINUTES 00 SECONDS WEST, 1151.22 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY NO. 14, WHICH POINT IS SOUTH 11 DEGREES 22 MINUTES 50 SECONDS WEST, (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE), 4030.75 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 40 DEGREES 43 MINUTES 00 SECONDS WEST 296.10 FEET; THENCE ALONG THE ARC OF 200 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 130.38 FEET, THENCE NORTH 3 DEGREES 22 MINUTES 00 DEGREES WEST 297.21 FEET; THENCE ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 70.95 FEET; THENCE NORTH 77 DEGREES 56 MINUTES 00 DEGREES EAST 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 191.99 FEET; THENCE NORTH 50 DEGREES 26 MINUTES 00 DEGREES EAST 268.49 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 180.29 FEET; THENCE NORTH 1 DEGREES 13 MINUTES 00 SECONDS WEST 416.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH 40 DEGREES 40 MINUTES 00 SECONDS EAST 485.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.64 FEET; THENCE NORTH 26 DEGREES 13 MINUTES 00 SECONDS 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET, THENCE NORTH 6 DEGREES 20 MINUTES 00



DEGREES EAST 145.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.96 FEET; THENCE NORTH 80 DEGREES 47 MINUTES 00 SECONDS EAST 252.77 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 98.61 FEET; THENCE SOUTH 5 DEGREES 03 MINUTES 00 SECONDS EAST 342.17 FEET TO CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE, SAID POINT BEING SOUTH 44 DEGREES 12 MINUTES 44 SECONDS EAST 2029.73 FROM, THE NORTHWEST CORNER OF SAID SECTION 16; TITLE TO SAID PREMISES IS VESTED IN TIM M. WALKER AND LYNN WALKER, HUSBAND AND WIFE FROM JAMES H. CARRIER AND MARY L. CARRIER, HUSBAND AND WIFE DATED 6/3/1983 AND RECORDED 6/5/1995 AS INSTRUMENT NO. 122488 BOOK 150 PAGE 373.

