

Doc # 2007165110
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Date: 02/26/2007 01:01P
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) BETTY LOU HEMMERLING, A SINGLE PERSON

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 A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 33; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 462 FEET; THENCE SOUTH TO INTERSECTION WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE WASHOUGAL RIVER ROAD, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 400 FEET, MORE OR LESS, TO INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOSEPH F. BEAUDOIN, EX UX, BY INSTRUMENT RECORDED IN BOOK 61, PAGE 109; THENCE WEST 200 FEET; THENCE SOUTH 400 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE WASHOUGAL RIVER ROAD AFORESAID; THENCE FOLLOWING THE CENTERLINE OF SAID ROAD IN A EASTERLY DIRECTION 200 FEET, MORE OR LESS, TO THE INITIAL POINT.

Assessor's Property Tax Parcel or Account Number 02053300090000

Reference Numbers of Documents Assigned or Released

Reference: 20063557100334



Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
REFERENCE #: 20063557100334

Space Above This Line For Recording Data
Account number: 651-651-1212430-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JANUARY 24, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **BETTY LOU HEMMERLING, A SINGLE PERSON** whose address is: **41 POLAR BEAR LN, WASHOUGAL, WASHINGTON 98671-7178**

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): **02053300090000**
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 33; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 462 FEET; THENCE SOUTH TO INTERSECTION WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE WASHOUGAL RIVER ROAD, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 400 FEET, MORE OR LESS, TO INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOSEPH F. BEAUDOIN, EX UX, BY INSTRUMENT RECORDED IN BOOK 61, PAGE 109; THENCE WEST 200 FEET; THENCE SOUTH 400 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE WASHOUGAL RIVER ROAD AFORESAID; THENCE FOLLOWING THE CENTERLINE OF SAID ROAD IN A EASTERLY DIRECTION 200 FEET, MORE OR LESS, TO THE INITIAL POINT.



with the address of 41 POLAR BEAR LN, WASHOUGAL, WASHINGTON 98671 and parcel number of 02053300090000 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 \$ 46,100.00 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 JANUARY 24, 2047.
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 SAN ANTONIO 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).

Betty Lou Hemmerling 1-29-07
Grantor **BETTY LOU HEMMERLING** Date

Grantor Date

Grantor Date



Grantor Date

Grantor Date

Grantor Date

Grantor Date

Grantor Date



For An Individual Acting In His/Her Own Right:

State of Washington

County of Clark

On this day personally appeared before me

Betty Lou Hemmerling (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 29 day of January, 2007.

Witness my hand and notarial seal on this the 29 day of January, 2007

Cherie Lynn Overton
Signature

Cherie Lynn Overton
Print Name: Overton
Notary Public



My commission expires:

07/19/2010

