

Doc # 2007165224  
Page 1 of 6  
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Filed by: SKAMANIA COUNTY TITLE  
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of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$38.00

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*SDC 29423*

## DEED OF TRUST

Trustor(s) WILLIAM F. DAVIS AND TRACY L. DAVIS, 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 NE 1/4 SEC 20 T3N R8E, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT Full Legal on Page 6

Assessor's Property Tax Parcel or Account Number 03-08-20-3-1-0204-00

Reference Numbers of Documents Assigned or Released



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\_\_\_\_\_  
State of Washington  
REFERENCE #: 20070443312557

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Space Above This Line For Recording Data  
Account number: 650-650-4820684-0XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is **FEBRUARY 27, 2007** and the parties are as follows:  
TRUSTOR ("Grantor"): **WILLIAM F. DAVIS AND TRACY L. DAVIS, HUSBAND AND WIFE** whose address is: **14257 DEERFIELD DR, MONROE, WASHINGTON 98272**

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): **03-08-20-3-1-0204-00**  
**NE 1/4 SEC 20 T3N R8E, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT**

with the address of **LOT 2, CARSON, WASHINGTON 98610** and parcel number of **03-08-20-3-1-0204-00** 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 **\$ 63,000.00** 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 **MARCH 01, 2012**.



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).

William F Davis 3-1-07  
Grantor **WILLIAM F DAVIS** Date

Tracy L Davis 3-1-07  
Grantor **TRACY L DAVIS** Date

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

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

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

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Grantor Date



Grantor

Date

Grantor

Date

Unofficial  
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WADEED – short (06/2002) CDPv.1



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For An Individual Acting In His/Her Own Right:

State of Washington

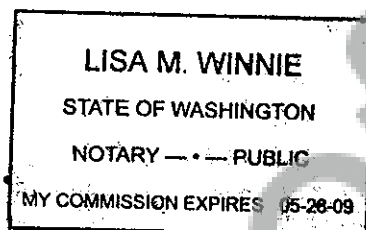
County of Snohomish

On this day personally appeared before me William F Davis and  
Tracy L Davis (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 1 day of March, 2007.

Witness my hand and notarial seal on this the 1 day of March 2007  
L Winnie  
Signature

[NOTARIAL SEAL]

Lisa M. Winnie  
Print Name: \_\_\_\_\_  
Notary Public



My commission expires: 5-28-09



## EXHIBIT A

Reference: 20070443312557

Account: 650-650-4820684-0001

### Legal Description:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: LOT 2, OF THE HOLWEGNER SHORT PLAT, RECORDED IN AUDITOR FILE NO. 2004154317, SKAMANIA COUNTY RECORDS. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR ACCESS AS SHOWN ON THE RECORDED SHORT PLAT, RECORDED IN AUDITOR FILE NO. 2004154317, SKAMANIA COUNTY RECORDS.

