

Doc # 2007166049
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Date: 05/09/2007 02:49P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$38.00

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P.O. Box 31557 MAC B6955-015
Billings, MT 59107-9900

SCR 29565

SA-146669 DEN

DEED OF TRUST

Trustor(s) ANN-THU V NGUYEN, A SINGLE WOMAN

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 14 T1N R5E page 6

Assessor's Property Tax Parcel or Account Number 01-05-11-1-0-0100-00

Reference Numbers of Documents Assigned or Released



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State of Washington
REFERENCE #: 20070784900389

Space Above This Line For Recording Data
Account number: 650-650-5591268-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 09, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): ANN-THU V NGUYEN, A SINGLE WOMAN whose address is: 1523 E RESERVE ST, VANCOUVER, WASHINGTON 98661-0000

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): 01-05-11-1-0-0100-00

This deed of trust is 2nd and subject to a deed of trust securing the note in the amount of \$187,200.00 recording concurrently herewith.

with the address of 27721 STATE HWY 14, WASHOUGAL, WASHINGTON 98671-0000 and parcel number of 01-05-11-1-0-0100-00 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 \$ 46,800.00 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 MAY 09, 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 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).


Grantor ANN-THU W NGUYEN Date 5/9/07

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____

Grantor _____ Date _____



Grantor

Date

Grantor

Date

Grantor

Date

Unofficial
Copy



For An Individual Acting In His/Her Own Right:

State of WA

County of Clark

On this day personally appeared before me

Ann Marie V. Nguyen
(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 9 day of May, 2007.

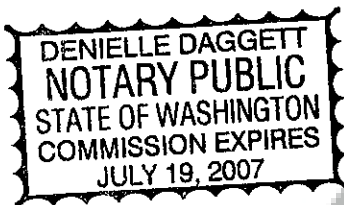
Witness my hand and notarial seal on this the 9 day of May, 2007

Signature

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 7/19/07



EXHIBIT 'A'

That portion of the Northeast Quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the North boundary of the North Bank Highway right of way which is South 85° 52' West 195.5 feet from the Northwest corner of the property owned in the year 1923 by School District 9; thence North 38° 03' West 116 feet along the Old Gunther-Gattanini Road; thence North 08° 01' West 150 feet; thence South 81° 59' West 200 feet; thence South 16° 21' East along a creek at a distance of 6 feet from the center of said creek a distance of 100 feet; thence south 32° 01' East continuing along the aforesaid creek 6 feet from its center for a distance of 166 feet to the North boundary of the North Bank Highway right of way; thence North 83° 29' East along said North right of way 170 feet to the point of beginning.

EXCEPT that portion conveyed to the State of Washington by deed recorded November 20, 1925 in Book U, Page 464, records of Skamania County, Washington.