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Filed by: WELLS FARGO BANK
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of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
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DEED OF TRUST

Trustor(s) JEFFREY L. BAINES AND CARLA M. BAINES, 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 THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON: LOT 28 SKAMANIA HIGHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS, PAGE 140, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON INSTRUMENT RECORDED OCTOBER 1, 1980 IN BOOK 78, PAGE 775, SKAMANIA COUNTY DEED RECORDS. ABBREVIATED LEGAL: LT 28 SKAMANIA HIGHLAND BK A PG 140 SKAMANIA CTY WA SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Assessor's Property Tax Parcel or Account Number 02051920012800

Reference Numbers of Documents Assigned or Released



Prepared by:
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State of Washington
REFERENCE #: 20070997100588

Space Above This Line For Recording Data
Account number: 650-650-5402342-0XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is APRIL 19, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **JEFFREY L. BAINES AND CARLA M. BAINES, HUSBAND AND WIFE**
whose address is: **212 ABERDEEN DRIVE, WASHOUGAL, WASHINGTON 98671-7421**

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): **02051920012800**
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA STATE OF WASHINGTON: LOT 28 SKAMANIA HIGHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS, PAGE 140, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON INSTRUMENT RECORDED OCTOBER 1, 1980 IN BOOK 78, PAGE 775, SKAMANIA COUNTY DEED RECORDS. ABBREVIATED LEGAL: LT 28 SKAMANIA HIGHLAND BK A PG 140 SKAMANIA CTY WA SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

with the address of **212 ABERDEEN DRIVE, WASHOUGAL, WASHINGTON 98671** and parcel number of **02051920012800** 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 **\$ 50,000.00** 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 APRIL 20, 2022.


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 **CARLA M. BAINES** 4/19/07
Date


Grantor **JEFFREY L. BAINES** 4.19.07
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 Washington

County of Clark

On this day personally appeared before me

Carla M Baines and Jeffrey L Baines
(here insert the name of grantor or

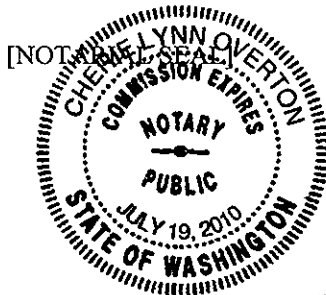
grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 19 day of April, 2007.

Witness my hand and notarial seal on this the 19 day of April, 2007

Cherie Lynn Overton
Signature

Cherie Lynn Overton
Print Name:

Notary Public



My commission expires: 07-19-2010

