

Doc # 2007166429  
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Date: 06/08/2007 12:34P  
Filed by: WELLS FARGO BANK  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$38.00

After Recording Return To:

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## DEED OF TRUST

Trustor(s) JAMES D. HUNT AND KATHLEEN SCHASSEN, HUSBAND AND WIFE, A  
MARITAL COMMUNITY

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 LT 6 BLK 2, 2ND ADDN. TO HILLCREST ACRES, SKAMANIA CNTY, WA MORE  
PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT

Assessor's Property Tax Parcel or Account Number 03753623050300

Reference Numbers of Documents Assigned or Released



Prepared by:  
Wells Fargo Bank, N.A.  
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State of Washington  
REFERENCE #: 20071003331588

Space Above This Line For Recording Data  
Account number: 650-650-5652953-1XXX

## 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 10, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **JAMES D. HUNT AND KATHLEEN SCHASSEN, HUSBAND AND WIFE, A MARITAL COMMUNITY** whose address is: **916 NE 66TH AVE, PORTLAND, OREGON 97213**

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): **03753623050300**  
**LT 6 BLK 2, 2ND ADDN. TO HILLCREST ACRES, SKAMANIA CNTY, WA MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT**

with the address of **204 SHEPHERD, STEVENSON, WASHINGTON 98648** and parcel number of **03753623050300** 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 **\$ 340,000.00** 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 **MAY 10, 2047.**



## EXHIBIT A

Reference: 20071003331588

Account: 650-650-5652953-1998

### Legal Description:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WA,  
COUNTY OF SKAMANIA, CITY OF STEVENSON AND DESCRIBED AS  
FOLLOWS: LOT 6, BLOCK 2, SECOND ADDITION TO HILLCREST ACRES,  
IN THE CITY OF STEVENSON, WASHINGTON. \_\_\_\_\_ ABBREVIATED LEGAL  
PROVIDED AS A COURTESY \_\_\_\_\_ LT 6 BLK 2, 2ND ADDN. TO HILLCREST  
ACRES, SKAMANIA CNTY, WA ASSESSOR'S PARCEL NO: 03753623050300  
STREET ADDRESS: 204 SHEPHERD STEVENSON, WA, 98648



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).

James D. Hunt 5-11-07  
Grantor **JAMES D HUNT** Date

Kathleen S Schassen 5-11-07  
Grantor **KATHLEEN S SCHASSEN** Date

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

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Grantor Date

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Grantor

Date

Grantor

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WADEED - short (06/2002) CDPv.1



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Documents Processed 05-10-2007, 09:40:08

For An Individual Acting In His/Her Own Right:

State of Oregon

County of Multnomah

On this day personally appeared before me

James D. Hunt and Kathleen S. Schassen

(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 11<sup>th</sup> day of May, 2007.

Witness my hand and notarial seal on this the 11<sup>th</sup> day of May, 2007

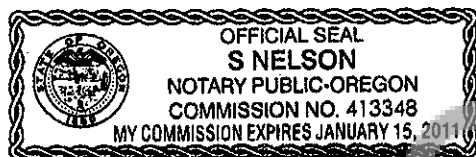
Signature

Sarah Nelson

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires:

10/15/11

