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Page 1 of 5  
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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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Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) ROSS NELSON AND DOLORES P. NELSON, 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. A TRACT OF LAND RECORDED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 17; THENCE WEST 80 RODS; THENCE SOUTH 64 RODS; THENCE EAST 80 RODS; THENCE NORTH 64 RODS TO THE POINT OF BEGINNING; EXCEPT THE NORTH 4 RODS THEREOF. ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO SKAMANIA COUNTY, FOR ROAD PURPOSES IN DEED RECORDED JULY 21, 1973, UNDER AUDITOR'S FILE NO. 76230 IN BOOK 65 AT PAGE 373.

Assessor's Property Tax Parcel or Account Number 01051700090000

Reference Numbers of Documents Assigned or Released

20071247100593

WADEED - short (06/2002) CDPv.1



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Documents Processed 05-21-2007, 14:28:35

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State of Washington  
REFERENCE #: 20071247100593

Space Above This Line For Recording Data  
Account number: 651-651-1639038-0XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is MAY 21, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **ROSS NELSON AND DOLORES P. NELSON, HUSBAND AND WIFE** whose address is: **271 BELLE CENTER RD, WASHOUGAL, WASHINGTON 98671-7907**

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): **01051700090000**  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. A TRACT OF LAND RECORDED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 17; THENCE WEST 80 RODS; THENCE SOUTH 64 RODS; THENCE EAST 80 RODS; THENCE NORTH 64 RODS TO THE POINT OF BEGINNING; EXCEPT THE NORTH 4 RODS THEREOF. ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO SKAMANIA COUNTY, FOR ROAD PURPOSES IN DEED RECORDED JULY 21, 1973, UNDER AUDITOR'S FILE NO. 76230 IN BOOK 65 AT PAGE 373.**

with the address of **271 BELLE CENTER RD, WASHOUGAL, WASHINGTON 98671** and parcel number of **01051700090000** 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 \$ 51,700.00 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 15, 2014.
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 **ROSS NELSON**

05/21/2007  
Date

  
Grantor **DOLORES P NELSON**

5/21/2007  
Date

Grantor

Date

Grantor

Date



Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

WADEED – short (06/2002) CDPv.1



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For An Individual Acting In His/Her Own Right:

State of Washington

County of Clark

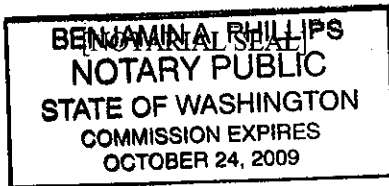
On this day personally appeared before me

Ross Nelson and Dolores P Nelson

(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 21 day of May, 20 07.

Witness my hand and notarial seal on this the 21st day of May, 2007

Benjamin Phillips  
Signature



Print Name: Benjamin Phillips  
Notary Public

My commission expires: 10/24/2009

