

Doc # 2007166623
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Date: 06/25/2007 12:30P
Filed by: WELLS FARGO BANK
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of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$37.00

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DEED OF TRUST

Trustor(s) MICHAEL J. DEITZ AND KATHERINE N. DEITZ, HUSBAND AND WIFE, WHO
ACQUIRED THE TITLE AS MICHAEL J. DEITZ AND KATHERINE DEITZ

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 3 OF THE FOSTER ADDITION, ACCORDING TO THE
RECORDED PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 33, IN THE COUNTY OF
SKAMANIA, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 3 FOSTER ADDITION

Assessor's Property Tax Parcel or Account Number 04072630200500 & 04072360200589

Reference Numbers of Documents Assigned or Released

REFERENCE # 20071367300415

WADEED - short (06/2002) CDPv.1



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State of Washington
REFERENCE #: 20071367300415

Space Above This Line For Recording Data
Account number: 651-651-1714971-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 01, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **MICHAEL J. DEITZ AND KATHERINE N. DEITZ, HUSBAND AND WIFE, WHO ACQUIRED THE TITLE AS MICHAEL J. DEITZ AND KATHERINE DEITZ** whose address is: **31 GORDEN RD, CARSON, WASHINGTON 98610-3201**

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): 04072630200500 & 04072360200589
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: LOT 3 OF THE FOSTER ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "B" OF PLATS, PAGE 33, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 3 FOSTER ADDITION

with the address of 31 GORDEN RD, CARSON, WASHINGTON 98610 and parcel number of 04072630200500 & 04072360200589 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 \$ 100,000.00 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 JUNE 01, 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).

Michael J. Deitz 6-2-07
Grantor MICHAEL J DEITZ Date

Katherine N. Deitz 6-2-07
Grantor KATHERINE N DEITZ Date

Grantor Date

Grantor Date

Grantor Date



Grantor

Date

Grantor

Date

Grantor

Date

Unofficial Copy

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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

Michael J. Deitz + Katharine N. Deitz
(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 2nd day of June, 20 07.

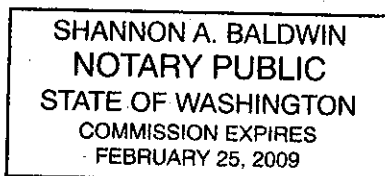
Witness my hand and notarial seal on this the 02 day of June 2007

Shannon A. Baldwin
Signature

Shannon A. Baldwin
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 2/25/2009

