

Doc # 2007167010
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Filed by: AMERICAN TITLE INC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$45.00

AFTER RECORDING, RETURN TO:
AMERICAN TITLE, INC.
P.O. BOX 641010
OMAHA, NE 68164-1010

ATI# 200706081227

DEED OF TRUST

Trustor(s) STEVEN M. DIX & CARRIE L. DIX, 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 A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SECTION 22; THENCE SOUTH 46 DEGREES 02 MINUTES 28 SECONDS WEST 588.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LITTLE SODA SPRINGS COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 25 MINUTES 26 SECONDS EAST 89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 22; THENCE SOUTH 88 DEGREES 38 MINUTES 45 SECONDS EAST 665.79 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 1, H. ROBERT COLES SHORT PLAT, RECORDED IN BOOK 2 OF PLATS, PAGE 118, SKAMANIA COUNTY SHORT PLAT RECORDS.

Assessor's Property Tax Parcel or Account Number 04072211010100

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
AARON X48058
DOCUMENT PREPARATION
1 HOME CAMPUS MAC X2303-013
DES MOINES, IOWA 50328
888-934-3669

~~After recording, return to~~

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20071523615042

Space Above This Line For Recording Data
Account number: 650-650-6055727-0XXX

SHORT FORM DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JUNE 13, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **STEVEN M. DIX & CARRIE L. DIX, HUSBAND AND WIFE** whose address is:
1172 SZYDIO RD, CARSON, WASHINGTON 98610

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): **04072211010100**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SECTION 22; THENCE SOUTH 46 DEGREES 02 MINUTES 28 SECONDS WEST 588.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LITTLE SODA SPRINGS COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 25 MINUTES 26 SECONDS EAST 89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 22; THENCE SOUTH 88 DEGREES 38 MINUTES 45 SECONDS EAST 665.79 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 1, H. ROBERT COLES SHORT PLAT, RECORDED IN BOOK 2 OF PLATS, PAGE 118, SKAMANIA COUNTY SHORT PLAT RECORDS.



with the address of 1172 SZYDLO RD, CARSON, WASHINGTON 98610 and parcel number of 04072211010100 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 \$ 75,000.00 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 28, 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).

Carrie L Dix 6-15-07
Grantor **CARRIE L DIX** Date

Steven M Dix 6/15/07
Grantor **STEVEN M DIX** Date

Grantor Date



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Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Grantor _____ Date

Unofficial Copy



For An Individual Acting In His/Her Own Right:

State of Oregon

County of Hood River

On this day personally appeared before me
Carrie L. Dix and Steven M. Dix

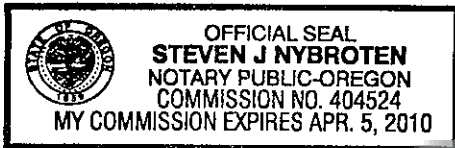
(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15th day of June, 2007.

Witness my hand and notarial seal on this the 15th day of June, 2007

Steven J. Nybroten
Signature

[NOTARIAL SEAL]

Print Name: Steven J. Nybroten
Notary Public



My commission expires: April 5, 2010

