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Page 1 of 6  
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Filed by: WELLS FARGO BANK  
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of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$46.00

After Recording Return To:

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P.O. Box 31557 MAC B6955-015  
Billings, MT 59107-9900

## DEED OF TRUST

Trustor(s) SCOTT BAILEY PINEO AND MARJORIE LEA PINEO, 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 3 AND 4, W.A. OBER SHORT PLAT, BLOCK 2, ACCORDING TO THE SHORT PLAT THEREOF, RECORDED IN BOOK 2, PAGE 178, SKAMANIA COUNTY SHORT PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS: THE WEST 261.17 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES SOUTHERLY OF THE OLD WIND RIVER HIGHWAY. ABBREVIATED LEGAL: LOTS 3 AND 4, W.A. OBER SHORT PLAT, BLK 2 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Assessor's Property Tax Parcel or Account Number 03750100070200

Reference Numbers of Documents Assigned or Released



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Wells Fargo Bank, N.A.  
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State of Washington  
REFERENCE #: 20071629300108

Space Above This Line For Recording Data  
Account number: 650-650-6076251-0XXX

## SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 06, 2007 and the parties are as follows:  
**TRUSTOR ("Grantor"):** SCOTT BAILEY PINEO AND MARJORIE LEA PINEO, HUSBAND AND WIFE whose address is: 5302 WIND RIVER RD, CARSON, WASHINGTON 98610-3170

**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): 03750100070200  
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. LOT 3 AND 4, W.A. OBER SHORT PLAT, BLOCK 2, ACCORDING TO THE SHORT PLAT THEREOF, RECORDED IN BOOK 2, PAGE 178, SKAMANIA COUNTY SHORT PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS: THE WEST 261.17 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES SOUTHERLY OF THE OLD WIND RIVER HIGHWAY. ABBREVIATED LEGAL: LOTS 3 AND 4, W.A. OBER SHORT PLAT, BLK 2 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.**

with the address of 5302 WIND RIVER HIGHWAY, CARSON, WASHINGTON 98610 and parcel number of 03750100070200 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 \$ 45,000.00 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 JULY 25, 2021.
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 SCOTT BAILEY PINEO \_\_\_\_\_ Date \_\_\_\_\_

Grantor MARJORIE LEA PINEO \_\_\_\_\_ Date \_\_\_\_\_

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

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

See Attached



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).

Scott Bailey Pineo 7-6-2007  
Grantor **SCOTT BAILEY PINEO** Date

Marjorie Lea Pineo 1-6-2007  
Grantor **MARJORIE LEA PINEO** 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 Oregon

County of Mad River

On this day personally appeared before me

Scott Bailey Pineo  
Marjorie Lea Pineo (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 6 day of July, 2007.

Witness my hand and notarial seal on this the 6<sup>th</sup> day of July, 2007

[Signature]  
Signature

[NOTARIAL SEAL]

Steven Springer  
Print Name: [Signature]  
Notary Public



My commission expires: Nov. 27<sup>th</sup> 2010

[Handwritten wavy line]