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DEED OF TRUST

Trustor(s) SUSAN SYVERSON AND JEFFREY SYVERSON, HUSBAND AND WIFE, WHO ACQUIRED
TITLE AS SUSAN PHARES, AN UNMARRIED PERSON & JEFFERY SYVERSON, AN
UNMARRIED PERSON

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 ABBREVIATED LEGAL: LOTS 9, 10 AND 13 OF MAPLE HILL TRACTS NO. 1, PLAT
VA, P124, SKAMANIA COUNTY, WA DOCUMENT # 141299

Assessor's Property Tax Parcel or Account Number 03072520120000

Reference Numbers of Documents Assigned or Released



Prepared by:
Wells Fargo Bank, N.A.
NICOLE E BYRNS
DOCUMENT PREPARATION
2202 W. ROSE GARDEN LANE
PHOENIX, ARIZONA 85027
877-524-0865

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____State of Washington____
REFERENCE #: 20071657500314

____Space Above This Line For Recording Data____
Account number: 650-650-6320493-1XXX

SHORT FORM DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is JULY 09, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): SUSAN SYVERSON AND JEFFREY SYVERSON, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS SUSAN PHARES, AN UNMARRIED PERSON & JEFFERY SYVERSON, AN UNMARRIED PERSON whose address is: 91 STEWART RD, STEVENSON, WASHINGTON 98648-6406

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): 03072520120000
ABBREVIATED LEGAL: LOTS 9, 10 AND 13 OF MAPLE HILL TRACTS NO. 1, PLAT VA, P124, SKAMANIA COUNTY, WA DOCUMENT # 141299

with the address of 91 STEWART ROAD, STEVENSON, WASHINGTON 98648 and parcel number of 03072520120000 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 \$ 50,000.00 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 09, 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).


Grantor **SUSAN SYVERSON**

7/12/07
Date


Grantor **JEFFREY SYVERSON**

7-12-07
Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor

Date

Grantor

Date

Grantor

Date

Unofficial Copy



For An Individual Acting In His/Her Own Right:
State of WASHINGTON

County of CLARK

On this day personally appeared before me

SUSAN SYVERSON
JEFFREY SYVERSON (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 12th day of JULY, 20 07.

Witness my hand and notarial seal on this the 12th day of July, 2007

Signature

Valerie J Keller
Print Name:

Notary Public

[NOTARIAL SEAL]

VALERIE J. KELLER
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
APRIL 01, 2009

My commission expires: 04-01-2009



EXHIBIT A

Reference: 20071657500314

Account: 650-650-6320493-1998

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: LOT 9, 10, AND 13 OF MAPLE HILL TRACTS NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 124 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, STATE OF WASHINGTON. EXCEPT THAT PORTION OF LOTS 10 AND 13 AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE SAID LOT 10 THENCE SOUTH 76 DEGREES 21 MINUTES EAST 40 FEET; THENCE SOUTH 13 DEGREES 39 MINUTES WEST TO INTERSECTION WITH THE WESTERLY LINE OF THE SAID LOT 13; THENCE FOLLOWING SAID WESTERLY LINE 13 DEGREES 25 MINUTES WEST TO THE NORTHWESTERLY CORNER OF SAID LOT 13 THENCE NORTH 13 DEGREES 39 MINUTES EAST 108.22 FEET FOLLOWING THE WESTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING. ABBREVIATED LEGAL: LOTS 9, 10 AND 13 OF MAPLE HILL TRACTS NO. 1, PLAT VA, P124, SKAMANIA COUNTY, WA DOCUMENT # 141299 SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

