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Page 1 of 5
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SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
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29885 *SW*

DEED OF TRUST

Trustor(s) DEREK C BRYAN AND SHAWNA C BRYAN, 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 LOT 2 OF THE NICKLAUS SUBDIVISION NO. SD-97-01, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 89, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON

Assessor's Property Tax Parcel or Account Number 03-07-36-3-3-0301-00

Reference Numbers of Documents Assigned or Released

THIS DEED OF TRUST IS IN SECOND POSITION TO A DEED OF TRUST DATED AUGUST 15, 2007, IN THE AMOUNT OF \$310,000.00, RECORDED IN AUDITOR FILE NO. 2007167316.



Prepared by:
Wells Fargo Bank, N.A.
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State of Washington
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Account number: 650-650-6834998-0XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 15, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **DEREK C BRYAN AND SHAWNA C BRYAN, HUSBAND AND WIFE** whose address is: **921 NW NICKLAUS CT, STEVENSON, WASHINGTON 98648**

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): 03-07-36-3-0301-00
LOT 2 OF THE NICKLAUS SUBDIVISION NO. SD-97-01, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 89, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON

with the address of 921 NW NICKLAUS CT, STEVENSON, WASHINGTON 98648 and parcel number of 03-07-36-3-0301-00 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 **\$ 40,000.00** 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 AUGUST 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).

Grantor Derek C Bryan

8/15/07
Date

Grantor Shawna C Bryan

8/15/07
Date

Grantor _____

_____ Date

Grantor _____

_____ Date

Grantor _____

_____ Date

Grantor _____

_____ Date

WADEED - short (06/2002) CDPv.1

3/5



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DOC # 2007167317
Page 3 of 5

Grantor

Date

Grantor

Date

Unofficial
Copy



For An Individual Acting In His/Her Own Right:

State of Washington

County of Skamania

On this day personally appeared before me

Derek C. Bryan & Shawna C. Bryan
(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 15 day of August, 2007.

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

Julie Andersen
Signature

[NOTARIAL SEAL]

Julie Andersen
Print Name: Carson
Notary Public



My commission expires: 6/17/2010

