

Doc # 2007167690  
Page 1 of 7  
Date: 09/17/2007 11:14A  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$47.00

**AFTER RECORDING MAIL TO:**

Name Wells Fargo Bank, N.A.

Address P.O. Box 31557 mac B6955-013

City/State Billings, MT 59017-9900

SR 29843

**Document Title(s):** (or transactions contained therein)

1. Deed of Trust
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

Deed of Trust 2007167433

☐ Additional numbers on page \_\_\_\_\_ of document



**Grantor(s):** (Last name first, then first name and initials)

1. Josh G. Wyninger
2. Christina M. Wyninger
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. Wells Fargo Bank, N.A.
2. Wells Fargo Financial National Bank, Trustee
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 1, Aria Oaks

☐ Complete legal description is on page 6 of document

**Assessor's Property Tax Parcel / Account Number(s):** 02-07-21-0-0-1003-00

WA-1

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Doc # 2007167433  
Page 1 of 6  
Date: 08/29/2007 12:42P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$46.00

After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.  
P.O. Box 31557 MAC B6955-013  
Billings, MT 59107-9900

*SEK*

## DEED OF TRUST

148511DL

Trustor(s) JOSH G. WYNINGER AND CHRISTINA M. WYNINGER, HUSBAND AND WIFE AS JOINT TENANTS

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 <sup>1</sup>/<sub>2</sub>, ARIA OAKS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'B' OF PLATS, PAGE 114 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Assessor's Property Tax Parcel or Account Number 02/07/21/0/0/1003/60

Reference Numbers of Documents Assigned or Released



Prepared by:  
Wells Fargo Bank, N.A.  
LINDA MARDEROSIAN  
DOCUMENT PREPARATION  
526 CHAPEL HILLS DR  
COLORADO SPRINGS, COLORADO 80920  
866-452-3913

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Billings, MT 59107-9900

\_\_\_\_State of Washington\_\_\_\_  
REFERENCE #: 20072213374490

\_\_\_\_Space Above This Line For Recording Data\_\_\_\_  
Account number: 650-650-6863047-1XXX

**SHORT FORM DEED OF TRUST**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is AUGUST 17, 2007 and the parties are as follows:  
TRUSTOR ("Grantor"): **JOSH G. WYNINGER AND CHRISTINA M. WYNINGER, HUSBAND AND WIFE AS JOINT TENANTS** whose address is: **1057 E CASCADE DR, NORTH BONNEVILLE, WASHINGTON 98639**

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):  
**LOT 2, ARIA OAKS, ACCORDING TO THE RECORDED PLAT THEREOF, RE-CORDED IN BOOK 'B' OF PLATS, PAGE 114 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.**

with the address of 1057 E CASCADE DR, NORTH BONNEVILLE, WASHINGTON 98639 and parcel number of \_ 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 \$ 20,000.00 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 17, 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).

Josh G Wyninger  
Grantor **JOSH G WYNINGER**

8-24-07  
Date

Christina M Wyninger  
Grantor **CHRISTINA M WYNINGER**

8-24-07  
Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date



Grantor

Date

Grantor

Date

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DOC # 20067167690  
Page 5 of 7

DOC # 20067167433  
Page 4 of 6

WADEED - short (06/2002) CDPv.1



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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

Josh G. Wyninger  
Christina M Wyninger (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 24th day of August, 20 07.

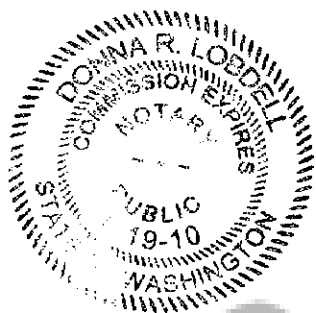
Witness my hand and notarial seal on this the 24th day of August, 2007

Donna R Lobdell  
Signature

Donna R Lobdell  
Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 05-19-2010



**EXHIBIT A**

Reference: 20072213374490

Account: 650-650-6863047-1998

**Legal Description:**

**LOT 1/2, ARIA OAKS, ACCORDING TO THE RECORDED PLAT THEREOF,  
RE- CORDED IN BOOK 'B' OF PLATS, PAGE 114 IN THE COUNTY OF  
SKAMANIA, STATE OF WASHINGTON.**

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Doc # 2007167690  
Page 7 of 7

Doc # 2007167433  
Page 6 of 6

Exhibit A, CDP.V1 07/2004



1/1

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