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Page 1 of 6
Date: 10/01/2007 03:18P
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 B6955-013
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) KURT A RUSSELL AND MARY S RUSSELL, HUSBAND AND WIFE, WHO ACQUIRED
TITLE AS, KURT ALLEN RUSSELL AND MARY SUSAN RUSSELL, 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 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS: LOT 3 OF THE
HANSON SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 116, SKAMANIA
COUNTY RECORDS. ABBREVIATED LEGAL: SEC 15, TWN 4N, RNG 7E, OF THE SE1/4 OF THE
NW1/4 TITLE TO SAID PREMISES IS VESTED IN KURT ALLEN RUSSELL AND MARY SUSAN
RUSSELL, HUSBAND AND WIFE BY DEED FROM ROBERT A HANSON AND PATRICIA A HANSON,
HUSBAND AND WIFE DATED 2/17/1988 AND RECORDED 3/30/1992 AS INSTRUMENT NO. 113174 IN
BOOK 127 PAGE 898.

Assessor's Property Tax Parcel or Account Number 04071500030300

Reference Numbers of Documents Assigned or Released

20072337300764

WADEED - short (06/2002) CDPv.1



1/5

Documents Processed 09-07-2007, 16:38:52

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After recording, return to
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State of Washington
REFERENCE #: 20072337300764

Space Above This Line For Recording Data
Account number: 651-651-2037265-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is SEPTEMBER 07, 2007 and the parties are as follows:

TRUSTOR ("Grantor"): KURT A RUSSELL AND MARY S RUSSELL, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS KURT ALLEN RUSSELL AND MARY SUSAN RUSSELL, HUSBAND AND WIFE whose address is: 182 CANNAVINNA RD, CARSON, WASHINGTON 98610-3128

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): 04071500030300

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS: LOT 3 OF THE HANSON SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 116, SKAMANIA COUNTY RECORDS. ABBREVIATED LEGAL: SEC 15, TWN 4N, RNG 7E, OF THE SE1/4 OF THE NW1/4 TITLE TO SAID PREMISES IS VESTED IN KURT ALLEN RUSSELL AND MARY SUSAN RUSSELL, HUSBAND AND WIFE BY DEED FROM ROBERT A HANSON AND PATRICIA A HANSON, HUSBAND AND WIFE DATED 2/17/1988 AND RECORDED 3/30/1992 AS INSTRUMENT NO. 113174 IN BOOK 127 PAGE 898.

with the address of 182 CANNAVINNA RD, CARSON, WASHINGTON 98610 and parcel number of 04071500030300 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 \$ 200,000.00 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 OCTOBER 07, 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).

Kurt A. Russell 9-7-07
Grantor **KURT A RUSSELL** Date

Mary S. Russell 9.7.007
Grantor **MARY S RUSSELL** 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 OREGON

County of Hood River

On this day personally appeared before me

Kurt A Russell

(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 7 day of Sept, 2007.

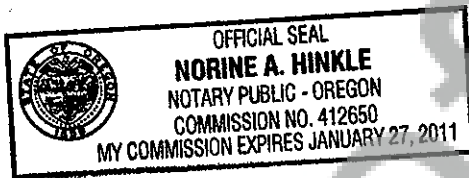
Witness my hand and notarial seal on this the 7 day of Sept, 2007

Norine A. Hinkle
Signature

[NOTARIAL SEAL]

NORINE A. Hinkle
Print Name:

Notary Public



My commission expires: 1-27-2011



For An Individual Acting In His/Her Own Right:

State of Oregon

County of Hood River

On this day personally appeared before me

Mary S. Russell

(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 7 day of September, 2007.

Witness my hand and notarial seal on this the 7 day of September, 2007

Signature

Misty Frost

Print Name:

Notary Public

[NOTARIAL SEAL]



My commission expires: 4-28-2010

